

NEDLANDS RESERVE



Hardy Road

Precinct Structure Plan | February 2025



Title	Nedlands Reserve Precinct Structure Plan Part One - Implementation Part Two - Explanatory Section
Prepared for	Human Urban
Date	February 2025
Status	Final
Prepared by	CLE Town Planning + Design
CLE reference	3767Rep14E (PSP Part 1) 3767Rep15C (PSP Part 2)

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ENDORSEMENT PAGE

This Precinct Structure Plan is prepared under the provisions of the City of Nedlands Local Planning Scheme No. 3, the Planning and Development (Local Planning Schemes) Regulations 2015 and State Planning Policy No. 7.2: Precinct Design.

IT IS CERTIFIED THAT THIS PRECINCT STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

24 FEBRUARY 2025

Signed for and on behalf of the Western Australian Planning Commission:



an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005

for that purpose, in the presence of:



Witness

24 FEBRUARY 2025

Date

24 FEBRUARY 2035

Date of Expiry

Table of Amendments

Amendment No.	Summary of Amendment	Date Approved by WAPC

Executive Summary

This Precinct Structure Plan has been prepared to guide the development of the 'Nedlands Reserve' project by Human Urban. It has been prepared by CLE Town Planning + Design in accordance with the Guidance for Structure Plans issued in August 2023 and with regard to the suite of documents under State Planning Policy No. 7: Design of the Built Environment.

The PSP provides direction on the intended future structure, land uses and built environment and has been prepared in the context of Human Urban's vision for the site, which is:

Nedlands Reserve will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.

This vision has been developed with regard to the characteristics of the site and input from the community and other stakeholders, including residents, businesses, institutions and government agencies. Engagement completed prior to lodgement of the PSP has involved meetings, a letterbox drop and a website, all of which have generated a clear picture of the aspirations that interested parties have for the site.

The PSP area sits between an established, low-density residential area and significant institutional land uses including the Queen Elizabeth II Medical Centre, Hollywood Primary School and Karrakatta Cemetery. It seeks to improve housing diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context.

A Commercial/Medical/Mixed Use site is also proposed to deliver additional medical-oriented floorspace in the sought-after Monash Avenue corridor and a central park will deliver green space for the new community. A permeable street network designed with its basis in the grid pattern of the local area is proposed and linkages to public transport will be prioritised. Lastly, there is provision for the continuation of the residential aged care facility on Monash Avenue known as 'Regis Nedlands'.

As required by policy provisions, the PSP contains two parts. Part 1 is the 'Implementation' section and contains the statutory controls applicable to future development, which are intended to be read in conjunction with the R-Codes and relevant City of Nedlands policies, where applicable. Part 2 is the 'Explanatory' section, which contains a detailed examination of the opportunities and constraints applicable to the site and explains the rationale behind the design. This is augmented by a series of detailed specialist reports appearing as appendices.

Item	Data	PSP Reference (Section #)
Gross area covered by the structure plan	7.4 hectares	Part 1, s. 1
Site area of each proposed land use		Part 1, Plan A Part 2, s. 5.5
· Residential	· 2.77ha	
· Mixed-Use	· 2.92ha	
Total estimated lot yield	84	Part 1, s. 4.1 Part 2, s. 5.5
Estimated number of dwellings	500	Part 1, s. 4.2 Part 2, s. 5.5
Estimated residential site density	112dph	Part 1, s. 4.2 Part 2, s. 5.5
Estimated population	1,300	Part 2, s. 5.5
Number of high schools	Nil	n/a
Number of primary schools	Nil	n/a
Estimated commercial floor space	Approx. 15,900sqm GFA	Part 1, s. 4.2 Part 2, s. 5.5
Estimated area and percentage of POS given over to:		Part 1, s. 4.1 Part 2, s. 5.3
· Regional open space	· Nil	
· District open space	· Nil	
· Neighbourhood parks	· Nil	
· Local parks	· 0.6ha	
Estimated percentage of natural area	Nil	n/a

Project Team

This Precinct Structure Plan has been prepared by **CLE Town Planning + Design** on behalf of **Human Urban**, drawing on a specialist consultant team, including:

- Human Urban - Developer & Project Manager
- CLE Town Planning + Design - Planning & Urban Design
- Hill Thalys - Urban Design
- MJA Studio - Architect
- Hassell - Architect
- Plan E - Landscape Architect
- Tabec - Engineering
- Emerge - Environment
- Flyt - Transport
- Pentium Water - Drainage
- Douglas Partners - Geotechnics
- MNG - Surveys



Nedlands Reserve
Precinct Structure Plan

Part One - Implementation

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1. Precinct Structure Plan Area & Operation

This Precinct Structure Plan applies to:

- Lot 101 (118) Monash Avenue, Nedlands;
- Lot 102 (108) Monash Avenue, Nedlands; and
- Lot 103 (15) Karella Street, Nedlands.

The Precinct Structure Plan area ('PSP area') is bounded by Monash Avenue, Williams Road, Karella Street and Smyth Road. The total land area is approximately 7.4 hectares.

This PSP is in effect from the day it is approved by the WAPC, the date of which is stated on the Approval Page. As stated in Section 28 of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015*, this PSP has effect for a period of 10 years from the day it comes into effect.



Figure 1: Site Plan

2. Purpose

The purpose of this PSP is to co-ordinate the future zoning, subdivision and development of the PSP area. Its objectives, in the context of the design elements in State Planning Policy No. 7.2: Precinct Design, are as follows.



Victoria House by Human Urban



Urban Ecology

- › Provide a multi-functional network of green links and spaces that expand and improve the quality and connectivity of the surrounding natural environment.
- › Provide significant tree planting to support local habitat protection, mitigate the effects of climate change, and create vibrant and comfortable urban environments.
- › Develop a responsive water management strategy to support a sustainable precinct, especially through the creation of bioswales to support flora and fauna and at-source stormwater infiltration.



Urban Structure

- › Adopt the basic structure of streets and blocks evident in the local area, recognising their adaptability for a variety of residential densities and other uses.
- › Adopt the prevailing grid-based movement network to create a legible urban structure that supports ease of movement to and through the precinct.
- › Encourage active and sustainable travel choices through the creation of a compact and coherent grid arrangement.
- › Create view corridors to a centralised public open space, facilitating legibility and familiarity.



Public Realm

- › Deliver high-quality public open space and streetscapes designed in response to local precedents and implement landscaping using local species.
- › Incorporate Water Sensitive Urban Design principles to optimise plant health and manage reliance on reticulated irrigation.
- › Incorporate Crime Prevention through Environmental Design (CPTED) principles, as outlined in the WAPC's Designing Out Crime Planning Guidelines.
- › Encourage social interaction through thoughtful design in public and private spaces.



Land Use

- › Prioritise residential development, recognising the role that this consolidated, well-located precinct needs to play in the delivery of the City of Nedlands' infill objectives.
- › Facilitate the delivery of a diverse range of dwelling unit types, recognising that the housing stock in the local area is dominated by single houses on relatively large lots.
- › Provide land for the continuation of Residential Aged Care services on a portion of the site.
- › Provide land for the development of new medical-oriented floorspace complementing the UWA / QEII Specialised Centre.



Movement

- › Extend existing streets and links into the PSP area to create a legible urban structure and enhance local permeability.
- › Prioritise rear access for all development sites facing the existing perimeter streets to minimise crossovers and enhance safety for all users.
- › Provide a network of walkable routes that conveniently connects residents to local destinations and supports public transport use, encouraging healthy lifestyles.
- › Integrate parking areas with built form and streetscapes to ensure they are not visually or physically disruptive.
- › Provide two-way access for vehicles wherever possible to minimise journey distances and slow traffic.
- › Streets and public spaces are to be accessible for all.



Built Form

- › Complement the density and character of the local area using responsive built form controls along established interfaces.
- › Adopt the principles, objectives and controls in SPP 7.3: Residential Design Codes and relevant City of Nedlands policies, except where varied in this PSP.
- › Ensure that the scale, bulk, building separation, and setbacks allows for physical and visual permeability.

3. Staging

Development of the PSP area will be staged in response to servicing and commercial considerations. It is envisaged (but not mandated) that development will be staged in accordance with Table 1 below.

Stage	Deliverables
Stage 1	<ul style="list-style-type: none"> Creation of freehold lots in south-eastern sector Delivery of related streets and services
Stage 2	<ul style="list-style-type: none"> Development of Commercial / Medical Centre Delivery of related streets and services
Stage 3	<ul style="list-style-type: none"> Development of terrace houses and apartments around POS Landscape POS Delivery of related streets and services
Stage 4	<ul style="list-style-type: none"> Development of Lot 101 Delivery of related streets and services

Table 1: Indicative Staging

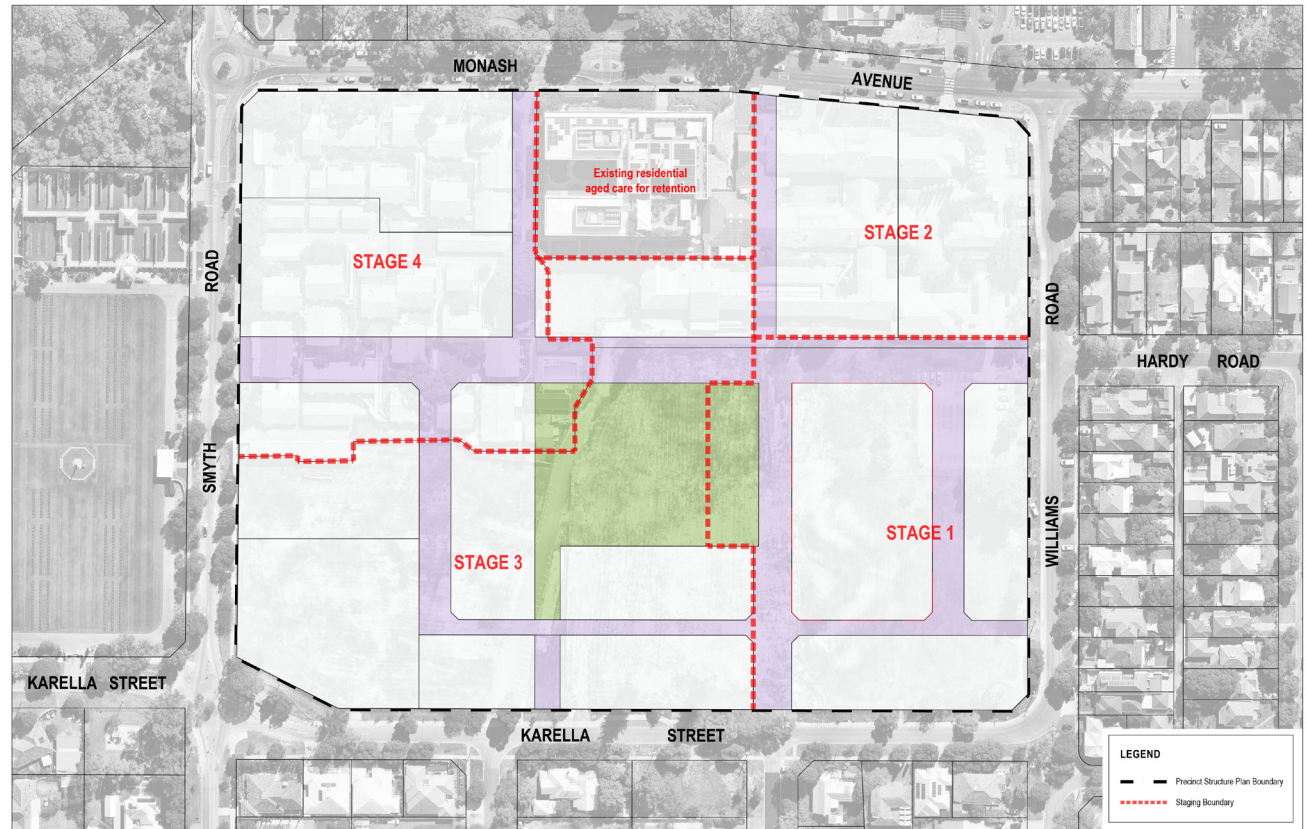


Figure 2: Indicative Staging Plan



4. Subdivision & Development Requirements

4.1 Zones & Reserves

4.1.1 Zones

Subdivision and development of land within the PSP shall be generally in accordance with the zones shown on the PSP. Refinements to the extent of the zones shown in the PSP are permitted at the subdivision stage subject to an appropriate level of technical justification being provided.

The PSP proposes the zones listed in Table 2, as defined in City of Nedlands Local Planning Scheme No. 3.

Zone	Objectives
Residential	<ul style="list-style-type: none"> To provide for a range of housing and a choice of residential densities to meet the needs of the community. To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. To provide for a range of non-residential uses, which are compatible with and complementary to residential development. To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setback.
Mixed-Use	<ul style="list-style-type: none"> 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 uses including apartments, residential aged care facilities, medical-oriented commercial floorspace and other small-format non-residential uses.

Table 2: Zones

4.1.2 Movement Network

- The street network should be developed in accordance with the road hierarchy shown on Plan A: Zones and Reserves, which comprises Access Streets and laneways.
- Street cross-sections should be developed generally in accordance with the Landscape Master Plan presented as an appendix to this PSP, which encourages extensive street trees and gardens, footpaths, lighting, and at-source stormwater detention in swales.
- Intersection treatments should be applied generally in accordance with the Transport Impact Assessment presented as an appendix to this PSP.
- Two pedestrian linkages should be provided from Hardy Road toward the bus stops on Monash Avenue, generally on the alignments shown on Plan B: Built Form Controls. They should be universally-accessible, landscaped and lit, and provide a high level of pedestrian amenity to support pedestrian use and public transport access.

4.1.3 Public Open Space

Public open space is to be provided generally in the locations shown on Plan A: Zones and Reserves and landscaped generally in accordance with the Landscape Master Plan prepared by Plan E as part of this PSP.

The Regis Nedlands site and sites A6 and A7 have not provided for public open space contributions. Should these sites be developed with a residential component in the future, they are subject to a public open space contribution in accordance with applicable WAPC Policy.

4.2 Development Provisions

Unless provided for in this PSP, the provisions of the City of Nedlands Local Planning Scheme No. 3 and State Planning Policy No. 7.3: Residential Design Codes ('the R-Codes') apply. This PSP operates in conjunction with the requirements to the R-Codes by applying additional controls, varying 'deemed-to-comply' requirements or adding site-specific performance criteria where appropriate.

4.2.1 Residential Densities

Residential densities for the PSP area are shown on Plan A: Zones and Reserves. Residential development shall be in accordance with the correlating density code requirements in the R-Codes.

4.2.2 Built Form

- a. Except where varied in this PSP, development within the PSP area should be in accordance with the City of Nedlands Local Planning Scheme No. 3 and the Residential Design Codes (Volumes 1 and 2, as relevant)
- b. Development in the Mixed Use zone with frontage to Monash Avenue or Williams Road requires a 6m setback and is encouraged to have a high level of activation and visual engagement with pedestrians and the public realm in general. A mix of tenancies, distinctive building entrances, glazing, projected and recessed elements, awnings, screens, balconies and/or landscaping are encouraged.
- c. Development in the Mixed Use zone with frontage to Hardy Road or a pedestrian access easement is encouraged to facilitate visual engagement with pedestrians and the public realm in general, passive surveillance, distinctive building entrances, glazing, awnings and landscaping, with vehicle access points and service areas permitted in appropriate locations.
- d. Development on site A1 is to give careful consideration to its interface with Karella Street and the character of the neighbourhood to the south. Particular attention should be given to the articulation, bulk and scale of the development and the potential for excessive overshadowing of residential properties to the south.

- e. Development on corner lots should address both frontages and any other abutting public realm. Blank walls, vehicle accesses and building service areas should not physically or visually dominate any public interface. Any such features should be integrated into the building design so as not to detract from the overall amenity and appearance of the frontage.
- f. The built form controls (including R-Code variations) listed in Table 3 apply as stated in that table.

4.2.3 Residential Lots Abutting Public Open Space

- a. The primary frontage and secondary frontage for residential lots abutting POS is as specified on Plan B.
- b. The minimum primary frontage setback is 2 metres and the minimum secondary frontage setback is 1 metre.
- c. All dwellings fronting the POS shall comprise a minimum of two storeys.
- d. Building design shall incorporate at least one major opening with an unobstructed view of the POS.
- e. Fencing along a primary frontage shall have a maximum height of 1.8m and be visually permeable above 1.2m.
- f. Fencing along a secondary frontage may be visually impermeable to a maximum height of 1.8m, behind the primary frontage setback.
- g. Enclosed, non-habitable structures visible from the POS, such as storage sheds, are only permitted if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- h. All clothes drying, refuse, general storage areas, air conditioning units and ground-based hot water storage tanks shall be screened from the POS.

Area or Development Type	R-Codes Control	PSP Requirement		
All single house or grouped dwelling development	Lot boundary setback	Minimum 1.2m for walls other than boundary walls.		
	Boundary walls	Permitted to a maximum length of 80% of the boundary, to both side boundaries.		
	Primary Garden Area	Minimum 20sqm and a minimum dimension 3m, subject to the provision of compliant primary street setbacks, deep soil areas and trees.		
	Solar access for adjoining sites	C3.9.1 - C3.9.3 inclusive of Part C of the R-Codes do not apply.		
	Visual privacy	Minimal direct overlooking of primary living areas, active habitable spaces and outdoor living areas of adjoining dwellings, shall be achieved through: <ul style="list-style-type: none"> · Building layout and location; · Design of major openings; · Landscape screening of outdoor active habitable spaces; and/or · Location of screening devices 		
PSP area	Building heights	Refer to Plan B.		
Block A2	Plot ratio	1:3.25		
	Street Setbacks by Storey	Primary	Secondary	Rear (Tertiary)
Block B, D, E1, E2	Street setback (ground)	3m	1.5m	2m
	Street setback (first)	2m	1m	2m
	Street setback (second)	3m	1m	3m
Block C1, C2, F, G	Street setback (ground)	3.5m	1.5m	1.5m
	Street setback (first)	2m	1m	1.5m
	Street setback (second)	3.5m	1m	3.5m

Table 3: Built Form Controls

4.2.4 Car Parking & Lot Access

- a. Basement parking, podium parking or parking sleeved behind residential or non-residential development is encouraged throughout the PSP area.
- b. Unsleeved at-grade parking and at-grade parking within street setback areas will generally be discouraged throughout the PSP area.
- c. A maximum of one crossover will generally be permitted for each lot, with crossovers to be shared using reciprocal rights of access where practical.
- d. New crossovers to Smyth Road and Monash Avenue should be kept to a minimum, and consider the following:
 - i. Any impactions on vehicular and pedestrian safety;
 - ii. Visual impact on the public realm; and
 - iii. Availability of alternative access points.
- e. Loading and service areas should be located in physically and visually unobtrusive places and be screened from view from the public realm.

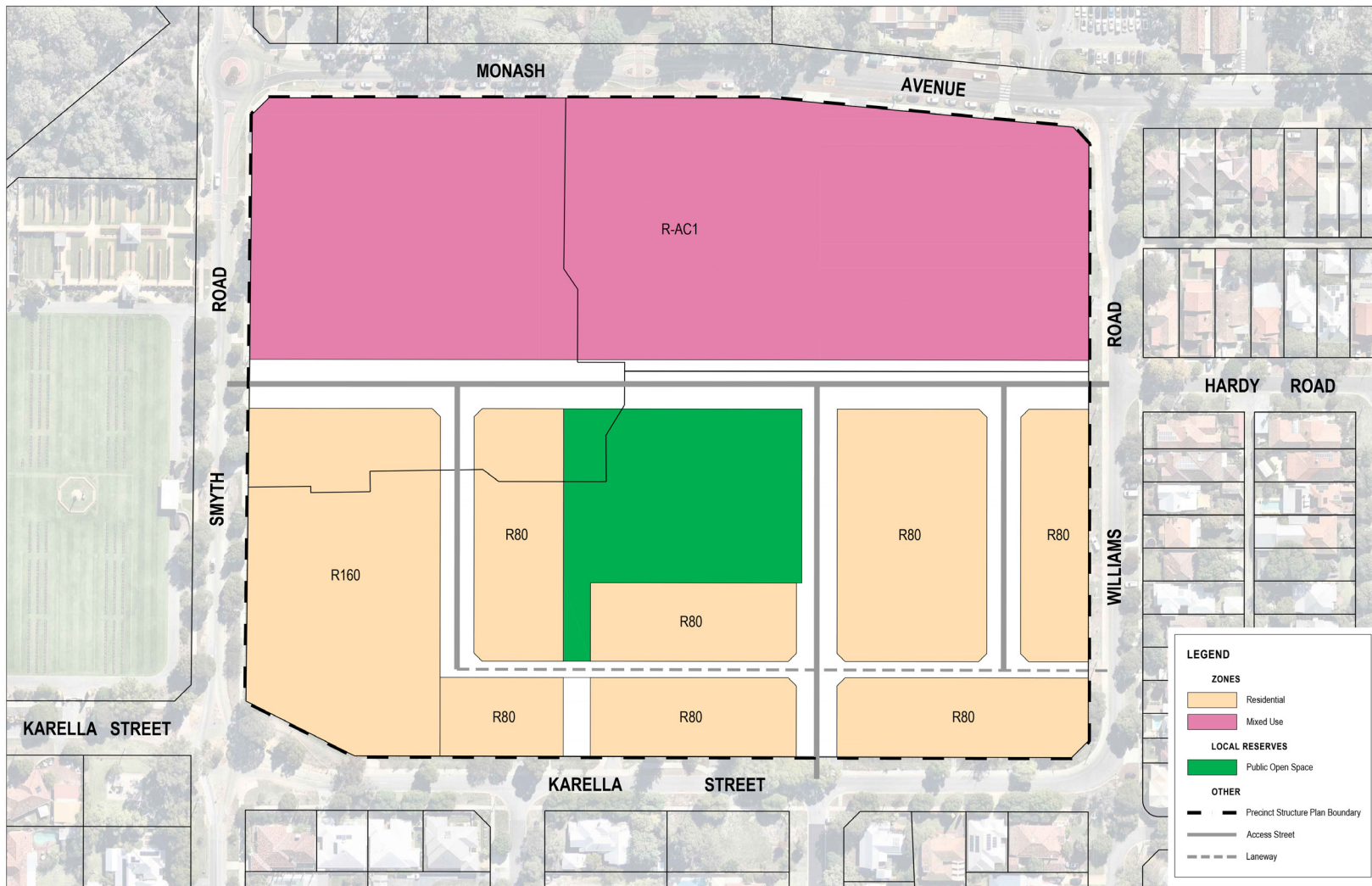
4.3 Other Requirements

4.3.1 Bushfire Risk Management

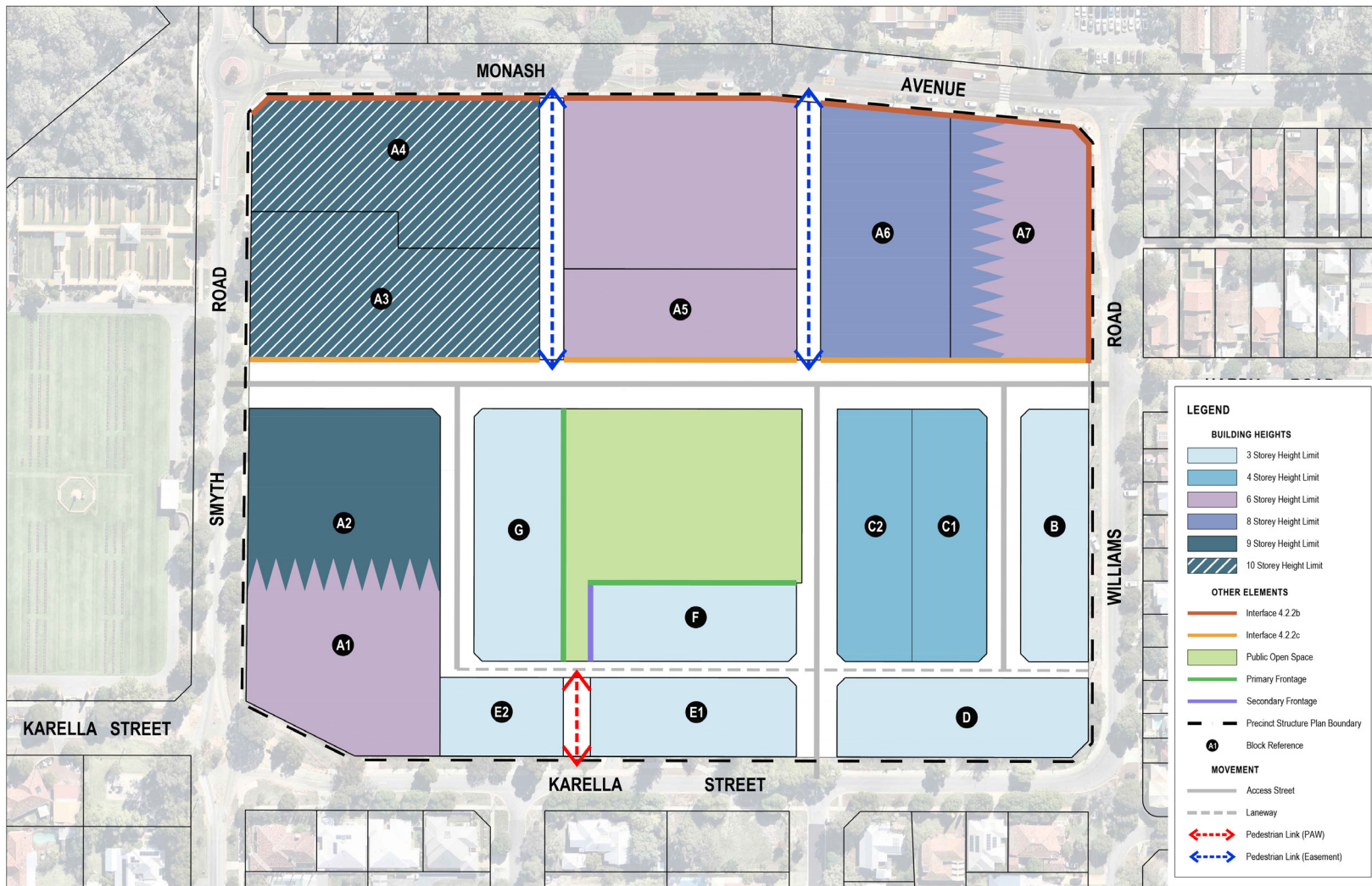
Development and subdivision on any part of the PSP area that is identified as being bushfire-prone in the map database maintained by the Department of Fire and Emergency Services is required to comply with the relevant aspects of State Planning Policy No. 3.7: Planning for Bushfire-Prone Areas.

4.3.2 Water Resource Management

Development and subdivision on any part of the PSP will be required to meet the relevant requirements of the Better Urban Water Management Guidelines (WAPC, October 2008) or its successor in the context of any approved Local Water Management Plan.



Plan A: Zones & Reserves



Plan B: Built Form Controls

5. Additional Details

5.1 Information to be Submitted with an Application

Additional Information / Purpose	Approval Stage	Responsible Agency
Bushfire Management Plan	Subdivision	WAPC
Transport Impact Assessment	Subdivision	WAPC / City of Nedlands
Documents required under relevant City of Nedlands policies at the time of lodgement	Development	City of Nedlands

Table 4: Information to be submitted with a subdivision or development application

5.2 Information to be Submitted Pursuant to Conditions

Additional Information / Purpose	Responsible Agency
Urban Water Management Plan	City of Nedlands

Table 5: Information to be submitted pursuant to approval conditions, if relevant