

Stirling Highway Redevelopment

“Model Your Destination”

COUNCIL RESOLUTION – 26 NOVEMBER 2006

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COUNCIL RESOLUTION

Council agrees that:

- (a) the purpose of facilitating redevelopment in the City is to foster a vibrant community with social and demographic diversity;
- (b) the character, amenity and current open spaces in the City of Nedlands must be respected and maintained;
- (c) the further up-coding of land (excluding those areas already earmarked in Town Planning Scheme No. 3) for the purposes of vacant lot subdivision into two or more lots is not supported;
- (d) the concept of vacant corner lot subdivision is not supported;
- (e) redevelopment of some specific areas of the City will be facilitated. These areas will be the subject of further planning in order to:
 1. understand precinct planning in the wider context of the area;
 2. establish appropriate built form outcomes which will facilitate denser, more diverse dwelling types;
 3. develop key mandatory, non appealable built form requirements for the redevelopment of land in these areas;
 4. ensure integrated designs with universal/disabled access;
 5. allow greater height for redevelopment and permit less site cover to provide more open space areas for landscaping.
- (f) redevelopment of the following areas is supported subject to further planning to establish appropriate built form outcomes which will facilitate denser, more diverse dwelling types:
 1. Coastal Ward
In regard to new Plan No. 1H, the following densities be allocated to the following properties:

Lot 131 (No. 132) Rochdale Road = R30



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Lots 1 & 10 (Nos. 30 & 33) Asquith Street	= R40
Lot 92 (No. 32) Strickland Street	= R30
Lot 91 (No. 34) Strickland Street	= R20
Lot 1 (No. 23) Asquith Street	= R30
Lot 54 (No. 29) Adderley Street	= R20

Redevelopment of properties facing Alfred Road, bounded by the Cottesloe Golf Course to the west and the Mount Claremont Open space to the east, as shown on the “Alfred Road Redevelopment” plan (Plan No. 2).

Redevelopment of properties on Mayfair Street bounded by Cottesloe Golf Course to the west, as shown on the “Mayfair Street Redevelopment” plan (Plan No. 3), attached.

Redevelopment of the area bounded by North Street to the south, Kirkwood Road to the east and Clement Street to the north as shown on the “Kirkwood Redevelopment” plan (No. 15L) attached, to a maximum height of 3 storeys.

2. Hollywood Ward

Redevelopment on lots fronting Hampden Road (in accordance with the already approved design guidelines for Mixed Use) and also in the area bounded by Monash Avenue to the north, Leura Street to the west and Gordon Street to the south as shown on the “Hampden Road Redevelopment” plan (Plan No. 4), attached.

Redevelopment along the length of Stirling Highway up to a depth of up to approximately 6 residential blocks on both sides of the Highway as shown on the “Stirling Highway Redevelopment” plans attached (Plans No. 5a, 5b and 5c). The redevelopment built form guidelines should indicate a maximum storey height of 4 to 5 storeys on the north side of Stirling Highway and 3 to 4 storeys on the south side of Stirling Highway.

3. Melvista Ward

Redevelopment on lots fronting Broadway, bounded by Edward Street to the north and The Avenue to the south as indicated on “Broadway Redevelopment” plan, attached (Plan No. 6).

Redevelopment in the area bounded by Stirling Highway to the north, Broadway to the east and Edward Street to the south as shown on the “University Recommendations” plan (Plan No. 7), attached.

4. Dalkeith Ward

Redevelopment of the area bounded by Adelma Road to the east, Robert Street to the west inclusive of the area shown on the plan “Dalkeith Redevelopment” (Plan No. 8) attached.



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(g) **priority for further planning will be:**

1. **Stirling Highway (Plan No. 5a, 5b and 5c)**
2. **Dalkeith (Plan No. 8)**
3. **Hampden Road (Plan No. 4)**
4. **Broadway and University (Plans 6 and 7)**
5. **Coastal Ward (Plans 1H, 2, 3 and 15L).**

(h) **money that is allocated in the 2006/2007 budget for Town Planning Scheme No. 3 is to be used to engage consultants to do the planning work required;**

(i) **landowners in the Alexander Road, Alfred Road and Hampden Road precincts are advised that development potential is under review and that no further scheme amendments to Town Planning Scheme No. 2 will be initiated;**

(j) **this recommendation is communicated to the Community by:**

1. **publishing on web site;**
2. **letters to those who made submissions during the study;**
3. **advertising in the Post Newspaper;**
4. **being made available at the Administration front counter.**

