

Part 11B-2 Delegated Decision Summary

Amendment Title	Part 11B Development Application – Reconfiguration to Approved Ground Floor and Basement		
Amendment Summary	The amendment includes internal and external changes to the approved ground floor and basement to facilitate the final detailed design and function. Modifications relate to access, bicycle bays, communal spaces, landscaping, and servicing		
Development Application Address	Lots 585–588 (Nos. 37–43) Stirling Highway, Nedlands		
SDAU File Reference	SD-002-24.2.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	20 March 2026
Approved Amended Plans and/or Supporting Documents	Amended Development Plans		

BACKGROUND

On 7 May 2025, the Western Australian Planning Commission granted conditional approval under Part 11B of the *Planning and Development Act 2005* (PD Act) for an application (ref: SD-002-24) for a 19 storey purpose-built student accommodation development with café and commercial tenancy. It includes 446 student accommodation rooms (482 beds), communal spaces and amenities, 11 basement car parking bays and 162 bicycle bays on the site.

Forward construction works are underway and several conditions of the original approval have been demonstrated to have being.

Following detailed engineering design and construction specifications, the modifications are necessary to address the building envelope and internal configuration and layout. These modifications have been separated and will be processed as two amendment applications due to finalisation of information and documentation.

DETAILS

An application was accepted by the Department of Planning, Lands and Heritage on 23 December 2025 proposing amendments to the approved development. The application includes the following:

Ground floor

- relocation of 38 bicycle bays into the basement and replacement with a student services hub;
- reconfiguration of the entry lobby, café, 24-hour reception and study areas, including introduction of at-grade floor levels;
- reconfiguration of external stair access;
- increase in shop floor area from 110m² to 136.5m²;
- removal of sunken garden and replacement with increased deep soil area (additional 9m²); and
- introduction of a mechanical plant.

Basement

- Addition of 38 bicycle bays relocated from the ground floor;
- Relocation of vehicle access ramp from Hibbertia Lane slightly west;
- Reconfiguration of communal laundry, bin store, waste loading bay, lobby lift and stairs; and
- Removal of a communal study and terraced area, and introduction of a bicycle store area.

The key supportive considerations identified in assessing this application are as follows:

- the modified building envelope and layout relate to the approved basement and ground floor level only;

- the changes do not increase the scale of the approved development or alter the number of dwellings, or car or bicycle parking bays;
- in isolation, the amendments do not increase the impact on the locality, nor do they conflict with the provisions of the applicable planning instrument under s.171R of the PD Act;
- in isolation, the amendments are capable of being determined under the existing planning framework without exercising discretion and can be considered under s.171X of the PD Act; and
- there have been no changes to the planning framework or broader site context that alter the zoning or built form requirements applicable to the site since development approval was granted.

The City of Nedlands (City) advised that the proposed amendments are minor design changes which do not significantly impact the aesthetics or bulk and scale of the proposal and are typical of design development that does not substantially change the approved development. The City supported the amendment subject to the same conditions and advice notes as the initial approval.

In addition to the City's advice, the Department's assessment concluded that most modifications assist with improving the overall built form outcome of the proposal and can be supported. The application is considered to have appropriately responded to the key considerations and is recommended for conditional approval with an advice note to ensure all other existing conditions and advice notes remain in effect.

APPROVED MODIFIED CONDITIONS

The following conditions of the of the Western Australian Planning Commission's approval dated 7 May 2025 (SD-002-24.2.1) and the associated advice notes are amended to read:

Conditions:

- 2. The development is to be undertaken in accordance with the approved plans (date stamped 3 April 2025 and 12 March 2026) attached to this approval, subject to modifications required.*

Advice Notes:

All other conditions of the development approval dated 7 May 2025 remain applicable to this development.