



Metro Inner Development Assessment Panel Related Information

Meeting Date and Time: Thursday, 27 March 2025; 9:30am
Meeting Number: MIDAP/66

PART B – CITY OF NEDLANDS

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 80 (Lot 1) Stirling Highway, 2 (Lot 21), 4 (Lot 22) and 6 (Lot 23) Florence Road and 7 (Lot 33) and 9 (Lot 32) Stanley Street, Nedlands – Amendment To Previously Approved Commercial Development – DAP/19/01651
5. Section 31 SAT Reconsiderations



Attendance

Officers in attendance

Dillon Reid (City of Nedlands)
Bruce Thompson (City of Nedlands)
Sergio Famiano (City of Nedlands)

Applicants and Submitters

Farida Farrag (Urbis)
Kris Nolan (Urbis)
Alica Jones (Woolworths)
Blair Hallion (Woolworths)



PART B – CITY OF NEDLANDS

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 80 (Lot 1) Stirling Highway, 2 (Lot 21), 4 (Lot 22) and 6 (Lot 23) Florence Road and 7 (Lot 33) and 9 (Lot 32) Stanley Street, Nedlands – Amendment To Previously Approved Commercial Development – DAP/19/01651

4.1.1 Deputations and Presentations

Farida Farrag and Kris Nolan (Urbis) presenting in support of the recommendation for the application at Item 4.1. The presentation will address support for the officers recommendation with requested changes to advice not IX and X.

The City of Nedlands may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

4.1.2 Additional Information

The Presiding Member notes an addendum to the responsible authority report was published in relation to Item 4.1, received on 25 March 2025.

5. Section 31 SAT Reconsiderations

Nil.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted **at least 72 hours (3 ordinary days)** before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Farida Farrag and Kris Nolan
Company (if applicable)	Urbis
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner Development Assessment Panel
Meeting Date	27 th March 2025
DAP Application Number	DAP/66
Property Location	Lot 1 (80) Stirling Highway, Lot 21 (2), Lot 22 (4) and Lot 23 (6) Florence Road and Lot 33 (7) and Lot 32 (9) Stanley Street, Nedlands
Agenda Item Number	4.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach



Will you be attending in person or via electronic means	In person ☒
	Online ☐

Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The applicant (Urbis), on behalf of the proponent (Woolworths), are pleased to note the officer's recommendation to support the proposal, however, we respectfully request that additional Advice Note IX and X are corrected and modified to reflect the agreed intersection arrangements at Stirling Highway.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Please refer to attached memorandum.

PRESENTATION SUMMARY

To: Presiding Member, Metro Inner Development Assessment Panel

From: Kris Nolan and Farida Farrag, Urbis

Date: 24 March 2025

Subject: Presentation in support of Item 4.1 (MIDAP66) – Amendment to an Approved Commercial Development at 80 Stirling Highway, Nedlands

Urbis acts on behalf of Woolworths, being the proponent of the proposed amendment to the approved Nedlands Square development at Lot 1 (80) Stirling Highway, Lot 21 (2), Lot 22 (4) and Lot 23 (6) Florence Road and Lot 33 (7) and Lot 32 (9) Stanley Street, Nedlands. We are pleased to note the officer's recommendation of approval for the proposed amendments, but consider additional advice notes IX) and X) to be incorrect and require modification. We provide the following information and justification in support of the requested modifications for your consideration.

REQUESTED MODIFICATION TO ADDITIONAL ADVICE NOTES

We respectfully request additional Advice Note IX and X of the officer's recommendation, to be modified to include the following text highlighted in red:

- IX. *In relation to Condition 42, the 'modifications to Stirling Highway' refer to limiting Florence Road **to left in, left out** and Stanley Street to left in, left out, **right in** where they intersect with Stirling Highway.*
- X. *In relation to Condition 42, the proponent is responsible for all costs associated with the road works within Stirling Highway **at Stanley Street and 50% of costs at Florence Road**, including design, drainage and construction.*

Justification – Advice Note IX

The proposed modification seeks to reflect the intersection arrangement for Stirling Highway / Stanley Street as agreed with Main Roads and outlined in the approved Transport Impact Assessment prepared by Stantec (November 2022). In accordance with **Figure 1** below, the Stanley Street median island should be constructed to only prevent right out movement from Stanley Street onto Stirling Highway.

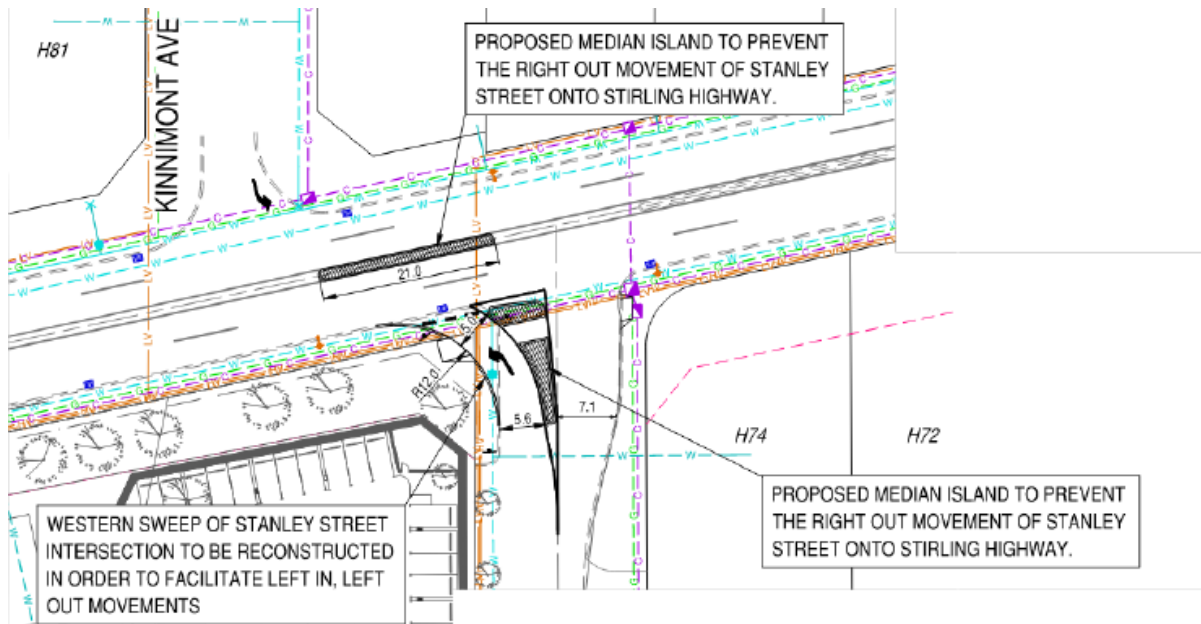


Figure 1 Stanley Street – Approved Left In, Left Out, Right In

Justification – Advice Note X

The proposed modification seeks to clarify the difference in cost contribution arrangements between the Florence Road and Stanley Street medians. Whilst we agree that the proponent is responsible for all costs associated with the Stanley Street road works, the proponent should only be responsible for 50% of the costs at Florence Road.

On 11 February 2025, the Metro Inner Development Assessment Panel resolved to approve a commercial development (ALDI) at 90 Stirling Highway, Nedlands (DAP/24/02769), adjacent to the subject site. Condition 25 of the DAP/24/02769 approval, requires the applicant to contribute 50% of the cost of works to restrict the Florence Road access to left in, left out.

Following the approval of DAP/24/02769, the required Florence Road median will now service both the recently approved ALDI development and the Nedlands Square development. Noting that the applicant of the ALDI development is required to contribute 50% of the cost of works for the Florence Road median, it is requested that the advice note is updated to accurately reflect this.

SUMMARY

We respectfully request the DAP approves the application, with the requested modification to correct the additional advice notes included in the officer's recommendation. Thank you for your consideration of this request. We would be pleased to answer any questions from the panel.

Farida Farrag

Farida Farrag
Senior Consultant
+61 8 9346 0518
ffarrag@urbis.com.au

Development Assessment Panels

From: Dillon Reid <dreid@nedlands.wa.gov.au>
Sent: Tuesday, 25 March 2025 10:10 AM
To: Development Assessment Panels
Subject: 80 Stirling Highway, Nedlands - DAP/19/01651 Additional Information
Attachments: 80 Stirling Highway - HCWA Referral Advice - 12 March 2025.pdf; 80 Stirling Highway - Applicant Request to Council - 13 March 2025.pdf

Categories: Laura

Hello,

Please see attached additional information related to the DAP application for 80 Stirling Highway, Nedlands in the City of Nedlands.

The information is as follows:

1. Heritage Council of Western Australia advice related to the application
2. Applicant justification letter for two minor modifications to the advice notes recommended by the City

The additional information does not change the City's recommendation. The advice note changes will likely be requested by the applicant to be considered by the panel at the meeting itself.

Regards,

Dillon Reid
Senior Urban Planner



Administration Centre
71 Stirling Highway WA 6009
PO Box 9 Nedlands WA 6909
9273 3500
nedlands.wa.gov.au
yourvoice.nedlands.wa.gov.au



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Department of **Planning,**
Lands and Heritage

OFFICIAL

Your ref: DA24-100593
Our ref: P1832-52278
Enquiries: Karen Jackson (08) 6552 4150

Chief Executive Officer
City of Nedlands
council@nedlands.wa.gov.au

Attention: Dillon Reid

Dear Madam

CAPTAIN STIRLING HOTEL

Thank you for your referral to the Heritage Council under the provisions of section 73 of the *Heritage Act 2018* as described below:

Place Number	P1832
Place Name	Captain Stirling Hotel
Street Address	80 Stirling Highway, Nedlands
Referral date	4 February 2025
Proposal Description	Amendment to Shopping Centre (Woolworths) Proposal

We received the following information:

Amended Development Application Plans prepared by Hames Sharley dated 18/11/2024
Amended Landscape Strategy dated 21/11/2024

The proposal has been considered in the context of the identified cultural heritage significance of *Captain Stirling Hotel*, and the following advice is given under delegated authority from the Heritage Council:

Findings

- *Captain Stirling Hotel* is a fine and rare example of an Inter-War Spanish Mission style hotel that demonstrates the principal characteristics of the style and is considered a landmark on Stirling Highway.
- The current referral is for minor amendments to the Nedlands Square Centre development, which incorporates the *Captain Stirling Hotel*.
- The amendments include:
 - Reduction in bicycle parking bays and increase in motorcycle bays.
 - Net lettable area change to new tenancies.
 - Minor modifications to landscaping and additional ground floor deep soil areas.
 - Revised exit onto Stanley Street.
 - Slight increase in building heights due to construction method.

- Design changes to Stanley Street elevations, simplified feature brickwork design to Stirling Highway façade.
- Other minor changes to new development area.
- The proposed change to deep soil will be a positive change, as the proposed new retaining pile will be located away from the external wall of the hotel, whereas previously a retaining wall was underpinning it.
- The current proposal does not involve any further demolition, change in proposed land use or development of the hotel itself.
- The proposal will have no discernible benefit or impact on the cultural heritage significance of *Captain Stirling Hotel*.

Advice

The proposal, in accordance with the plans submitted, is supported.

Please note that the Heritage Council's previous advice on the proposal dated 1 December 2022 remains valid. Of note, a Heritage Agreement is to be executed prior to the application for a building permit.

Please provide a copy of your determination within 10 days after making the decision, as required by the *Heritage Regulations 2019*.

If you have any queries about this advice please contact Karen Jackson at karen.jackson@dph.wa.gov.au or on 6552 4150.

Yours faithfully



Sheree Morrison
Assistant Manager
Historic Heritage Conservation

11 March 2025

cc: Farida Farrag, Urbis, ppa@urbis.com.au

MEMORANDUM

To: City of Nedlands Councillors

From: Urbis

Date: 13 March 2025

Subject: Presentation in support of Item 8.2 PD014.03.25 80 Amendment to an Approved Commercial Development at 80 Stirling Highway, Nedlands

Urbis acts on behalf of Woolworths, being the proponent of the proposed amendment to the approved Nedlands Square development at 80 Stirling Highway, Nedlands. We are pleased to note the officer's recommendation of approval for the proposed amendments, but consider additional advice notes IX) and X) to be incorrect and require modification. We provide the following information and justification in support of the requested modifications for your consideration.

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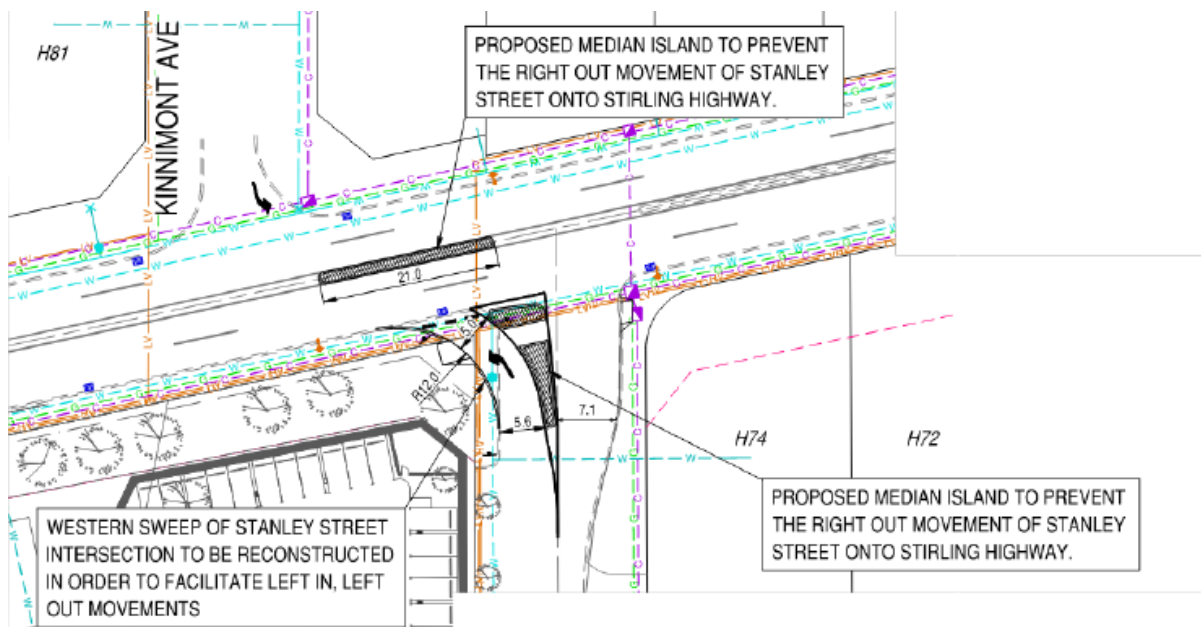


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Farida Farrag

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