

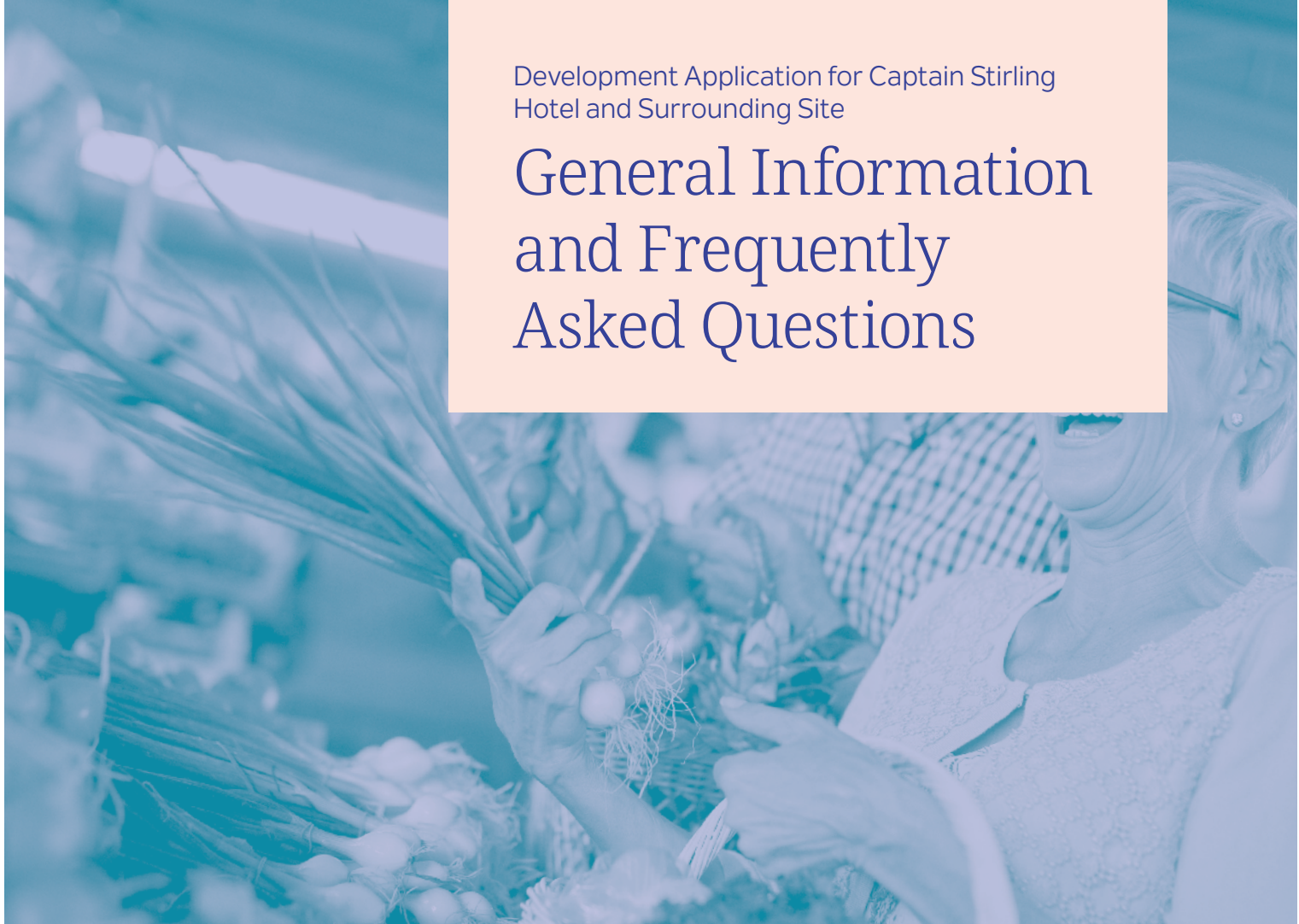


Nedlands Square

A NEW RETAIL CENTRE FOR NEDLANDS

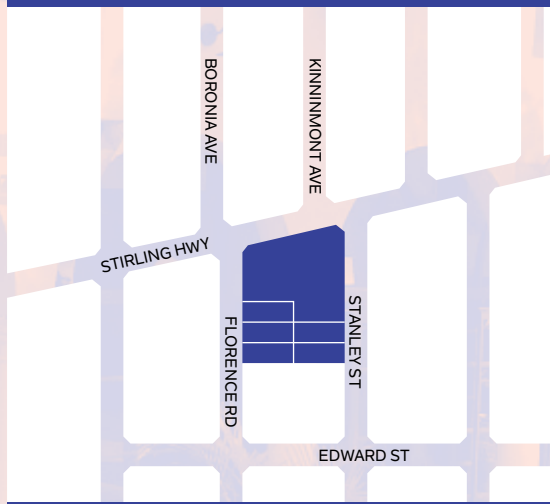
Development Application for Captain Stirling
Hotel and Surrounding Site

General Information and Frequently Asked Questions



Section A Background Information

This booklet provides information and answers to frequently asked questions you may have regarding a development application submitted by Woolworths Group for the Captain Stirling site on Stirling Highway, Nedlands.



SITE MAP

The site boundary that is the subject of the development application which contains the Captain Stirling Hotel and 5 residential sites.

Introduction

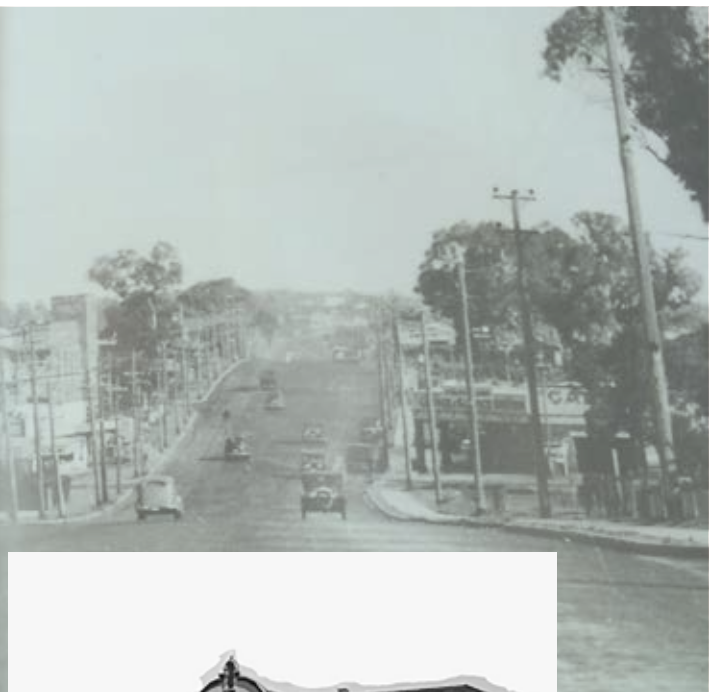
The Woolworths Group (Woolworths) holds a long-term lease on the Captain Stirling Hotel site, which has been in the same family's ownership since 1935. The site is inclusive of the Captain Stirling Hotel, bottleshop, car park and five residential properties to the rear.

Woolworths and its project team are seeking to deliver a thriving, contemporary and convenient town centre precinct that is well connected with the surrounding area.

The development application proposes a high quality, mixed use destination for local residents and commuters that increases retail and hospitality services to the local community.

The development application includes designs for a new market-style Woolworths supermarket along with specialty shops, restaurants, community uses and other commercial and entertainment uses. It also proposes a high-quality community square which will be a focal point for the development, providing a range of casual dining opportunities as well quality landscaping, seating options and children's play space.

The designs have been informed by the community engagement process that was undertaken during the previous stage of the planning.

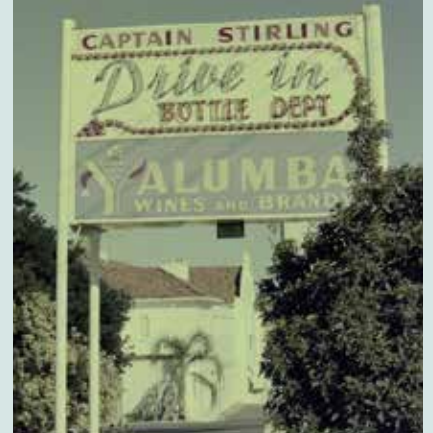


History of the Site

The Captain Stirling Hotel was built by Senator Edward (Bertie) Johnston in 1935 and has been a much-loved icon of the Nedlands and greater WA community, featuring in the lives of families, community members and university students in the local area for many years.

The Captain Stirling Hotel was designed by George Herbert Parry and Marshall Clifton, both prominent architects in the Nedlands/Dalkeith district. The Hotel was designed in a Mediterranean style with an eclectic mix of Spanish Mission and Cape Dutch in the treatment of the gable and main entrance – which gained popularity at that time as a suitable style for Perth's climate and ambience.

During the 1950s, the eastern end of the building was extended with an office, associated entrance area, manager's quarters and a staircase. In the 1980s the Hotel went through a further extensive refurbishment.



Since its development more than 80 years ago, the Hotel has remained in the hands of direct descendants of Senator Edward Johnston, and is now the only hotel that remains of the Johnston family's original portfolio of hotels.

In 2012, Woolworths established a long term lease with the owners of the Captain Stirling Hotel site.



Planning Background and Context

In 2017, Woolworths lodged an application with the City of Nedlands to amend its Town Planning Scheme No.2 (TPS 2). The scheme amendment application proposed to rezone the site to 'Special Use' to permit a range of uses including the existing hotel, supermarket, shops, residential and community uses. The application was advertised for public comment in late-2018. It was also referred to relevant State Government agencies and was assessed by City of Nedlands officers.

Since this time, the WA Planning Commission approved a new Planning

Scheme for the City of Nedlands - Local Planning Scheme No.3 (LPS 3), which is now in operation. This means that LPS 3 has superseded TPS 2 and therefore Woolworths' scheme amendment was effectively discontinued. However the provisions of LPS 3 are generally aligned with what was proposed in Woolworths scheme amendment and now enables Woolworths to proceed with lodgement of its development application.

The newly operational LPS 3 zones the entire Woolworths site as 'Mixed Use' and permits a range of uses including hotel,



supermarket, shops, residential, office and community uses – all uses Woolworths is contemplating as part of its redevelopment. Given this context, Woolworths has submitted a development application to the City of Nedlands for the initial stage of the redevelopment.

Approval of the development application would see the creation of a vibrant town centre precinct which retains the State Heritage-listed Captain Stirling Hotel, alongside a much-improved Nedlands town centre (Nedlands Square), featuring better options for shopping, socialising and dining.

CITY OF NEDLANDS PRECINCT PLANNING

The City of Nedlands is also undertaking a Precinct Plan for the Nedlands Town Centre in coming months. The City is hoping to achieve an expansion of the Nedlands Neighbourhood Centre as the main Town Centre. The City is planning for this centre to be the largest and most complex mixed use activity centre in the City of Nedlands. The City of Nedlands advises that this Precinct Plan will guide land use distribution and built form within the identified area and will be based on the communities aspirations and strategies identified in the City's Local Planning Strategy.

Section A Background Information

Design Principles

The proposed development application includes designs for new buildings, public spaces and facilities to revitalise and develop an already well-known community destination. With careful planning and design, there is an opportunity to create a distinctive and unique town centre.

Woolworths is working with renowned architects, Hames Sharley, to design quality buildings that pay respect to the local character while contributing to Nedlands reputation as a great place to live and visit.

The proposed design is focused on creating a well-connected centre which is convenient for all modes of transport,

including public transport, pedestrian movement and vehicle travel, while creating a variety of spaces and uses that will appeal to people of all ages.

The proposed redevelopment seeks to:

- Provide a vibrant and unified centre
- Deliver high quality built form
- Reflect the history of the Captain Stirling Hotel
- Enhance the existing character of the centre

To achieve the above, the development application has been informed by key design principles.

A Community Hub

Create an engaging, active and enhanced centre supporting community activity



Local Services

Enable the community to gather and link to other activities



Convenient Access to Facilities

Reflect on the past and future with a historical continuum



A Beautiful Place

Bring the inside to the outside, deliver high quality built form and public realm, benefitting from a vibrant community square



Key Features of the Development Application

The development application seeks approval for the following key features:



A **wellness precinct** with provision of spaces for fitness, physical activity, rehabilitation, therapy and other personal care services

A new **dining precinct** which includes a range of casual and family options both in the day time and evening.

A high-quality **community square** which includes alfresco seating, interpretive play space, landscaped areas, sheltered walkways, and space to host pop-up community activities.





A new **convenience retail precinct** including a market-style supermarket and specialty retail shops tailored to the local Nedlands community.

Retention and external refurbishment of the State Heritage-listed Captain Stirling Hotel, including a new external colour palette which reflects the original colour of the Hotel.

A **health precinct** including medical services and pharmacy



Specific Features of the Plans

The development application seeks to deliver the following specific features, which are described for each level:

UNDERCROFT

(the level that addresses Stanley Street and Florence Road)

- A medical centre or similar use
- Access to Woolworths online pick-up facility of rear lane
- Approximately 325 car parking spaces within a basement and undercroft car parking area, 66 bicycle parking spaces and end-of-trip facilities
- Staff car parking located to the rear of the site, accessed via Stanley Street and Florence Road
- Service bay for the Captain Stirling Hotel
- Loading dock off the rear lane
- Vehicle access to the basement parking off Florence Street, with service vehicle access via Florence Road and exit via Stanley Street.

GROUND FLOOR

(level that addresses Stirling Highway)

- An expansive community square with casual dining opportunities, children's play space, performance areas and other landscaping – delivering an attractive community space. The community square will be a focal point for the development and the broader Nedlands town centre (and may include, for example: a family-style restaurant, healthy dining options, smaller casual restaurants of different

cuisines)

- External improvements to the Captain Stirling Hotel, with the Hotel courtyard opening onto the community square
- A kiosk-style café facing the children's play area
- Public art contributions and high quality landscaping of outdoor spaces with trellises/arbor, planters, established trees and shaded areas
- A covered colonnade area
- Three existing large jacarandas on the site will be retained and where appropriate relocate to the community square precinct
- A market-style Woolworths supermarket, with specific offerings tailored to the local community while still providing a full-line grocery offering
- Specialty retail/service premises facing the covered colonnade (the types of businesses may include, for example: bakery, newsagency, hairdresser/barber), with local providers where possible
- Continuation of medical precinct (which may include, for example, pharmacy-style uses) sitting above the medical centre
- A small liquor store

LEVEL ONE

- Wellness uses (may include, for example: health club, day spa, fitness offering)
- Potential for office/consultant spaces



CORNER OF STIRLING HWY & STANLEY ST



COMMUNITY SQUARE & SPECIALTY RETAILERS



FLORENCE ROAD STREET VIEW



Section B Community Engagement

Previous Community Engagement

Between October and November 2018, the Woolworths project team engaged with the local community and stakeholders to seek their feedback on a proposed scheme amendment (Scheme Amendment No.212) through:

- Meetings with the City of Nedlands officers, executive and Council
- Meetings with neighbouring property owners
- Meetings with key stakeholders and community groups
- A pop-up stall at the Captain Stirling Hotel on Wednesday 24 October 2018
- A local business forum at Drabble House on Tuesday 30th October 2018
- Two community open sessions on Thursday 1 November and Saturday 3 November 2018
- The production of key communications materials including a website, previous frequently asked questions booklet, display boards and survey materials

The key feedback from the community engagement process for Scheme Amendment 212 is included right.

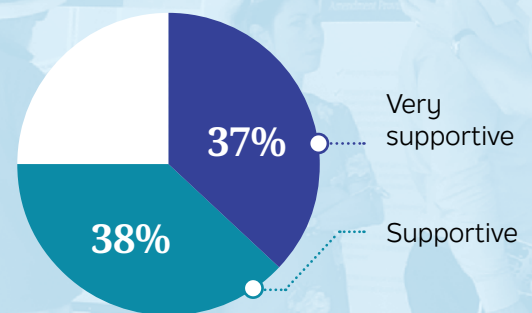
This proposed development application has been informed by the feedback received directly from the community during the 2018 engagement initiatives.



PREVIOUS COMMUNITY ENGAGEMENT FINDINGS

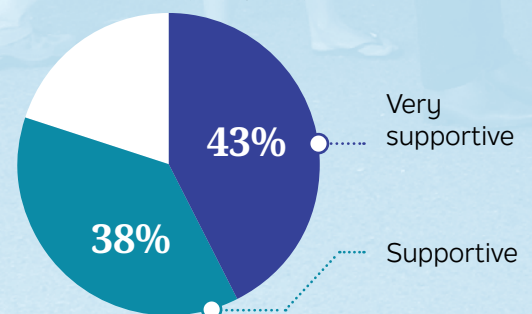
75%

of respondents were supportive of the proposed scheme amendment



81%

want to see the Captain Stirling Hotel revitalised, an overwhelming majority



● 'Unsupportive' or 'Neither Supportive or Unsupportive'



PREFERRED OPPORTUNITIES FOR ADDITIONAL COMMERCIAL USES:



Cafés



Restaurants



Specialty Retail

THE DESIRE FOR SPECIALTY RETAIL IS CENTRED ON:



Local Service Retailers



Health and Medical Services



Supermarket

OPPORTUNITIES FOR IMPROVEMENT

- Provision of a town centre/community hub
- Specialty commercial uses including dining, retail and activity options
- Provision of open space and areas for families and community

CONCERNS TO BE ADDRESSED

- Traffic impacts on surrounding roads
- Possible height of future development
- Ensuring that development fits in with Nedlands aesthetic and character

COMMENTS/ SUGGESTIONS

- Providing places for outdoor functions and events
- Ensuring ample parking
- A greater variety of food and dining options



Current Community Engagement Process

Woolworth's engagement process is being conducted independently in addition to the statutory advertising process undertaken by the City of Nedlands. This is because we believe it is important to provide information and hear the views of community members and other stakeholders.

We have engaged consultants Creating Communities to collect, collate and analyse all feedback.

Key elements of the engagement process include the development of information materials and meetings with neighbours and stakeholders. We will also be holding a community open night session which is

open to all community members to: drop in; meet the project team; view displays; find out what is proposed; ask questions and provide feedback.

This session will be held on:

**Thursday
22 August**

3PM – 8PM

Captain Stirling Hotel

Evolution of the Captain Stirling Hotel Site



The Captain Stirling Hotel and site has evolved significantly over the years to respond to the needs and aspirations of the community.

1935

The first building on the site was built in 1935, designed by architect J. H. Stirling. It was a two-story building with a central tower and a large veranda.

1950s

The building was expanded in the 1950s to include a new wing and a large outdoor area.

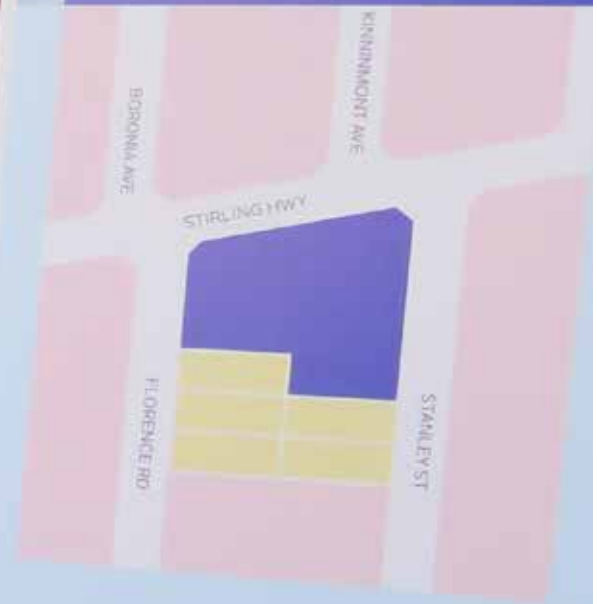
Early/Mid 1980s

The building was further expanded in the early/mid 1980s to include a new wing and a large outdoor area.

2012

The building was further expanded in 2012 to include a new wing and a large outdoor area.

Proposed Scheme Amendment Current Zoning



The project team will present the details of the development application, including the building designs to the community.

The development application is subject to a statutory process and approval by the Metropolitan West Joint Development Assessment Panel, on the recommendation and advice of the City of Nedlands and relevant State Government agencies. It will be advertised by the City of Nedlands for public comment and at this stage formal submissions can be made.

Community feedback will be submitted to the City of Nedlands by the project team.

THE PROJECT TEAM

The expert team assembled for this project includes:

- **Urbis**
(urban planners and economists)
- **Hames Sharley**
(architects and urban design consultants)
- **Seedesign Studio**
(landscaping consultants)
- **Griffiths Architects**
(heritage consultants)
- **SLR Consulting**
(traffic consultants)
- **Herring Storer**
(acoustic consultants)
- **Creating Communities**
(community engagement consultants)

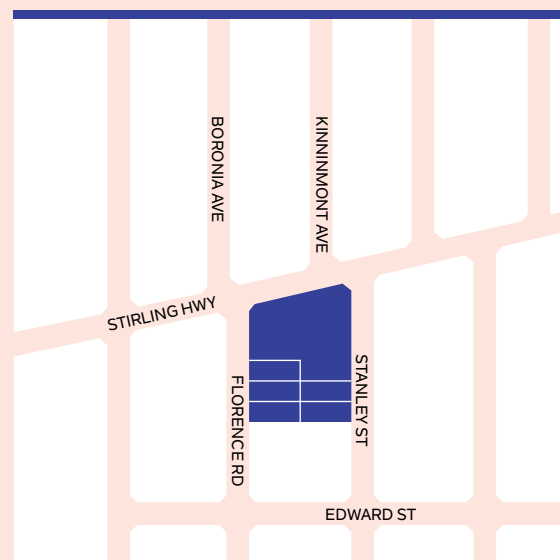
A photograph of an elderly couple at a farmers market. The woman in the foreground is wearing red-rimmed glasses and a white lace top, laughing joyfully. The man behind her has a white beard and is wearing a green and white checkered shirt, also smiling. They are surrounded by fresh produce, including baskets of purple grapes, white radishes, and green leafy vegetables. A dark blue rectangular box with white text is overlaid on the right side of the image.

Frequently Asked Questions

PROJECT SITE

1. Where is the project site?

The Captain Stirling Hotel site is located on Stirling Highway in the suburb of Nedlands, approximately 5km west of the Perth CBD. The site is bound by Stanley Street to the east and Florence Road to the west and includes the Captain Stirling Hotel, a large car park area and five residential lots to the south. All lots are under the same ownership and together form the site for the proposed redevelopment.



2. What is the size of the site?

The site is inclusive of the Captain Stirling Hotel, bottle-shop, car park and five residential properties to the rear and in total is approximately 1.3 hectares in size.

3. Who owns the land and who will undertake development of the site?

Family of the original owner Senator Edward (Bertie) Johnston, own the site, however the applicant (The Woolworths Group) has a long-term lease on the site and will be responsible for undertaking the proposed development.

Section C Frequently Asked Questions

DEVELOPMENT APPLICATION

4. What is the vision for the future redevelopment of the site?

The project team seeks to deliver a thriving community precinct, with improved connectivity and accessibility to the surrounding uses. This will be achieved by creating safe, convenient and attractive connections between the public realm and the new retail and hospitality precinct and neighbouring businesses.

The design team has sought to take a contemporary approach to reflecting Nedlands character in the design, including the creation of a community square which is well connected to new dining and retail opportunities.

Specific aims, design principles and key features of the development are shown in the first section of this booklet.

5. What is the new zoning of the site under the City of Nedlands Local Planning Scheme and what is permitted under this zoning?

The entire site is zoned 'Mixed Use' under the City of Nedlands Local Planning Scheme 3 (LPS 3), which allows a range of uses, including a supermarket and shops, hotel, small liquor store, restaurants, office/consulting rooms and residential uses, as well as a range of other commercial and entertainment uses.

Under LPS 3, the site is appropriately zoned to facilitate all uses contemplated by Woolworths – including a supermarket, shops, small liquor store, commercial, community and dining uses.

6. What is proposed for the Captain Stirling Hotel?

As part of the initial stage of development, it is our intention to undertake some external improvements to the State Heritage-listed Captain Stirling Hotel, to build on the Hotel's reputation as a well-loved community asset.

While the existing Hotel and accommodation uses will be retained as part of this initial stage, opportunities to consider new uses will be explored in the future. Ultimately, we aspire to deliver an improved convenience shopping experience. The restoration will allow the community to continue to enjoy the unique atmosphere the Captain Stirling Hotel provides. The previous community engagement process identified what the community would like to see as additional or new uses and functions within the Hotel.

This phase of refurbishment would occur in a second phase of redevelopment and will require a separate development application in the future.

In order to ensure the new development on-site is well-integrated and respectful of the existing Captain Stirling Hotel, a Heritage Impact Statement has been prepared by expert heritage consultants, Griffiths Architects. The Heritage Impact Statement concludes that the Nedlands Square proposal does not significantly impact on the heritage values of the site. It further states that the minor modifications to the Hotel facade and relationship with the new development in fact improves the quality of place and landmark quality of the Hotel from Stirling Highway.

7. What is meant when it is said that a “market-style” Woolworths will be provided?

Woolworths has taken a contemporary approach to the design of our new stores, particularly in inner-urban locations.

The new format stores deliver a more open layout with a distinct market feel – providing a more enjoyable customer experience. The new store design also includes more 'take home' and convenience options for customers in addition to the typical full line grocery offer.





8. What will happen with the bottle shop?

The existing drive-through bottle shop will not be retained, as a new boutique liquor store will be integrated into the new retail precinct.

9. What is the building height that is permitted on the site and what is Woolworths proposing?

While the previous scheme amendment proposed to introduce building height controls into the planning framework, LPS 3 does not include any building height controls for this site or Mixed Use zone.

The development application proposes a predominantly a single level development with an additional storey being provided at key locations such as the corner of Stirling Highway and Stanley Street. Overall, the design and arrangement of uses and height has taken into account surrounding neighbours and uses.

10. Will any residential development be included on the site?

At this stage, residential uses (apartments) do not form part of the development application. While the design of the development has taken into account flexibility and adaptability to provide residential uses in the future, this is subject to market demand. Any future residential uses will be subject to a separate development application which will indicate the location of any apartments, densities and building heights proposed.



PARKING AND TRAFFIC MANAGEMENT

11. How will vehicle traffic be managed on and around the site?

The key entry and exit points for traffic onto the site are proposed as follows:

- Vehicle entry to undercroft and basement parking – via Florence Road and/or Stanley Street via the rear laneway.
- Online pick-up collection - via Florence Road (rear lane way).
- Service vehicle (delivery) access via Stanley Street and/or Florence Road via the rear laneway.
- Staff car parking access – either Stanley Street or Florence Road.

Key vehicle access features include:

- A northern all-movements crossover to Florence Road, providing access to the basement car parking area.

- A southern all-movements crossover to Florence Road, providing access to the staff car parking area/laneway abutting the southern boundary. This crossover will also provide access for online order pick-up and will be the entry for service vehicles.
- An all-movements crossover to Stanley Street, providing access to the basement car parking, staff parking areas and an exit for service vehicles.
- No vehicle access to the site is provided from Stirling Highway. (This is consistent with Main Roads WA policy which restricts access directly from major regional roads).

The development application has been informed by a comprehensive Transport Impact Assessment undertaken by traffic engineers, SLR Consulting. Detailed traffic analysis demonstrates that traffic impacts for this development are within acceptable limits.

Section C Frequently Asked Questions



12. What traffic improvements are proposed to facilitate the redevelopment?

The development application proposes a new set of traffic signals at the intersection of Stirling Highway and Stanley Street.

The proposed new signals are subject to review by the City of Nedlands and Main Roads WA.

The proposed signals would ensure safe and efficient access into the site and will benefit the broader town centre from an accessibility perspective. Signals would also facilitate a safe pedestrian crossing point over Stirling Highway.

13. How will parking be managed on the site?

The management of car parking on site is a high priority. It is proposed that all parking will be provided for and contained on-site, within undercroft and basement parking arrangements. There will be approximately 325 bays provided on site,

including designated parking for staff, with an addition 11 bays provided on Stanley Street and Florence Road adjacent the development.

The basement and rear staff car parking area will be accessible primarily via Florence Road, with a secondary access point provided from Stanley Street via the rear laneway. Service vehicles will also access the site from Stanley Street and Florence Road via the laneway.

The provision of parking below the supermarket allows for greater activation of the ground level and will enable the supermarket to better integrate within the precinct and the streetscape, while enhancing pedestrian access.

14. How will service vehicle traffic (deliveries) be managed?

The proposed truck entry and egress is located on Stanley Street and Florence Road, where deliveries will only be made in accordance with a Delivery Management Plan.

DEVELOPMENT APPLICATION PROCESS

15. What is the development application process and who is the final approving authority for the development application?

The development application was recently lodged with the City of Nedlands and will be advertised for public comment. The application has also been referred by the City to key relevant State Government agencies such as Main Roads WA and the Heritage Council of WA.

Reflecting the proposed level of investment of the development, the application will be determined by the independent Metropolitan West Joint Development Assessment Panel. This generally takes place within three months of lodging the application. The panel will consider the recommendations of the City of Nedlands and State Government agencies in making its decision.

16. What is the timing for the planning and development to occur?

We anticipate approvals for the development application will take at least three months from lodgement. Should approval be granted, site works and construction of the first phase of development on the site would take at least 14-16 months.

17. I already shared my ideas during the scheme amendment phase. What is the difference between a scheme amendment request and this development application?

The purpose of the scheme amendment in 2018 was to change the zoning of the site and allow a development application to be submitted under the previous Town Planning Scheme No.2. Due to the State Government's recent approval of LPS 3, this scheme amendment discontinued and Woolworths is now able to lodge a development application under the new LPS 3.

A development application seeks approval for a specific development to enable construction to commence. This is why a development application includes detailed plans showing the specific location and design of buildings but a scheme amendment does not.

As part of the development application, the project team is now sharing detailed designs for the proposed development that were not available during the first phase of community engagement. These are informed by the feedback received during this phase.

**The project team welcome your input.
A Community Open Night will be held
on Thursday 22 August (3pm – 8pm) at
Captain Stirling Hotel.**

The project team will be on hand to answer any questions about the proposed development application and specific designs for the site. There will be the opportunity to provide both verbal and written feedback.

To find out more about the development application, or the community engagement process, please visit **www.NedlandsSquare.com.au** or email **info@nedlandssquare.com.au** with any queries.

Details of the development application will also be available in future via the City of Nedlands **www.nedlands.wa.gov.au**

NedlandsSquare.com.au