

Conditions and Advice Notes

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, details of which are to be provided at conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, prior to commencement of works. The approved plans and documents of development are listed as follows:

Plan / Document Name	Ref.	Date Received
<i>Reports</i>		
Transport Impact Assessment	2310002-TIA-001	13 March 2024
Bushfire Management Plan Wungong Primary School	EP23-096(02)—001 SPL	13 March 2024
<i>Plans</i>		
Location Plan- Aerial	A0.01	13 March 2024
Feature Survey	23564-1F	13 March 2024
Site Masterplan	A1.01	13 March 2024
Fencing and Setout Plan	A1.02	13 March 2024
Pedestrian Crossing Markup	A1.01	18 June 2024
Stage 2 Plan	Rev D	13 March 2024
Library and Staff Building Elevations	A3.20	13 March 2024
Administrative Building Floor Plan	A2.10	13 March 2024
Administration Block Elevations	A2.20	13 March 2024
Covered Assembly Ground Floor Plan	A7.10	13 March 2024
Covered Assembly Elevations	A7.20	13 March 2024
Library Floor Plan	A3.10	13 March 2024
Library and Staff Building Elevations	A3.20	13 March 2024
Transportable Buildings Pre Primary Plans And Door / Window Schedule	A2.01	13 March 2024
Transportable Buildings Pre Primary Elevations	A2.02	13 March 2024
Transportable Buildings Pre Primary PP Room Layouts, Elevations & Sections	A2.03	13 March 2024
Transportable Buildings GLA Sections, Elevations, D/W Schedule	A1.02	13 March 2024
Transportable Buildings GLA Plans and Elevations	A1.01	13 March 2024
Transportable Buildings Sheds Unit Drawings	A3.01	13 March 2024
Teaching Block 1 Floor Plan	A4.10	13 March 2024
Teaching Block 1 Elevations	A4.20	13 March 2024
Teaching Block 2 Floor Plan	A5.10	13 March 2024
Teaching Block 2 First Floor Plan	A5.11	13 March 2024
Teaching Block 2 Elevations	A5.20	13 March 2024
Teaching Block 3 Floor Plan	A6.10	13 March 2024
Teaching Block 3 First Floor Plan	A6.11	13 March 2024
Teaching Block 3 Elevations	A6.20	13 March 2024
Coloured Elevations	Rev B	13 March 2024
Coloured Elevations	Rev A	13 March 2024
Landscaping Site Plan	Rev D	13 March 2024
Landscaping Detail Plan	Rev D	13 March 2024
Tree Species Plan	Rev D	13 March 2024
Planting Palette – Trees	Rev D	13 March 2024

2. Elevations and specification detailing high quality materials, finishes and colours for the development, including “colour swatches” or material samples, are to be provided prior to condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. The applicant is encouraged to review opportunities to incorporate additional materiality upon detailed design considerations for the development.
3. A final Landscape Plan detailing both "soft" and "hard" landscape elements, the retention of significant Eucalyptus Marginata – Jarrah trees, additional planting of shrubs for screening along Leighfield Road and Brighstone Avenue, and the associated maintenance strategy, is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note b)
4. All piped and wired services and service related infrastructure and hardware (such as service meters, fire booster cabinets, exhaust systems, air conditioning units, antennae and satellite dishes) are to be designed as an integral component of the development or screened from public view, to minimise any detrimental impact on the architectural quality of the building, the streetscape and neighbouring developments, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note c)
5. Windows and glazed areas are not to be provided with dark or reflective tinting, obscured glazing, visually obtrusive signage or with roller shutters/security blinds or other such devices, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note d)
6. Public art is to be provided in accordance with Development Policy 4 — Providing Public Art, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note e)
7. All fencing and gates abutting the public realm are to be of a high quality design, compatible with the design, character, materials and colour scheme of the proposed building, are to remain visually permeable, details of which are to be provided prior to planning condition clearance (working drawings stage) to the satisfaction of DevelopmentWA. (Refer to Advice Note f)
8. A Car Parking and Traffic Management Plan is to be submitted at the planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer Condition g)
9. A Sustainable Design Assessment Report prepared by a suitably qualified professional, demonstrating that the development has been designed to achieve a minimum 4 Star Green Star rating, or equivalent, in accordance with Development Policy 1 — Green Building, is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note h)
10. A detailed report from a suitably qualified professional is to be submitted to DevelopmentWA at practical completion stage and prior to occupation of the building confirming that all initiatives identified in the design certification and

integral to the achievement of the minimum 4 Star Green Star rating (or agreed alternative) have been implemented, to the satisfaction of DevelopmentWA.

11. A Lighting Strategy, detailing how the location and design of lighting will enhance the safety of the general public, amenity of the locality and function of the public realm (buildings and recreational space), is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note i).
12. A final Delivery and Waste Management Plan is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Armadale (Refer to Advice Note j).
13. A Wayfinding and Signage Strategy, detailing the proposed location and size of all external signage consistent with Development Policy 6 – Signage, is to be provided at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note k).
14. A Stormwater Management Plan is to be submitted at conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer to Advice Note l).
15. All vehicle parking, access and circulation areas are to be sealed, kerbed, drained and line marked in accordance with the approved plan to the satisfaction of DevelopmentWA (Refer to Advice Note m).
16. All outdoor storage areas, including bin storage areas, are to be screened from public view, to the satisfaction of DevelopmentWA. (Refer to Advice Note n).
17. Buildings are to be constructed in accordance with the requirements as set out in the Bushfire Management Plan and Bushfire Emergency Evacuation Plan submitted by Emerge Associates dated March 2024 EP23-096(02)--001 SPL, which is to be implemented including site preparation and establishment of the Asset Protection Zone prior to occupation of the buildings (Refer Advice Note o).
18. A Construction Management Plan is to be submitted at the planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note p).
19. A Crime Prevention Through Environmental Design (CPTED) Statement, prepared by a suitably qualified person, confirming the design of the development is in accordance with CPTED principles, is to be submitted at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note q)
20. Crossovers, driveways, car parking, vehicle manoeuvring spaces, circulation areas and loading/unloading areas are to be constructed, sealed, kerbed, marked, drained and maintained in accordance with the approved plans, to the satisfaction of DevelopmentWA in consultation with the City of Armadale.
21. Any damage caused to the footpaths, kerbs, roads, drainage infrastructure and open space areas adjacent to the site is to be made good at the applicant's expense prior to occupation of the development, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale.

22. The development must be substantially commenced within four (4) years from the date of this approval, to the satisfaction of DevelopmentWA. (Refer to Advice Note v).

ADVICE NOTES:

- a) A covering letter, final working drawings and a colour and materials schedule is to be submitted to DevelopmentWA and must be cleared prior to the commencement of any works on site. Working drawings are to comply with all of the above conditions and any variations from the approved drawings and documentation are required to be clearly identified.

In accordance with section 62(3) of the *Metropolitan Redevelopment Authority Act 2011* no works are to be undertaken prior to obtaining development approval or in contravention of any condition to which the approval is subject.

Following satisfactory assessment of the working drawings, DevelopmentWA will provide a clearance letter and a digital copy of the plans to the City of Armadale.

- b) With regard to Condition 3, the landscaping plan should demonstrate compliance with Section 5.9 of the Wungong Urban Water Design Guidelines. The landscaping is to be installed prior to occupation and maintained thereafter, with all trees to be semi-mature at the time of planting.

A fully automated, sacrificial irrigation system is recommended to be installed and used to irrigate all planting for a period of two years, to allow the planting time to establish. Any planting that dies, is removed, or becomes seriously damaged or diseased within a period of five years from the date of the completion of the development, is to be replaced in the next planting season with planting of similar size and species.

- c) With regard to Condition 4, all mechanical service systems (such as air conditioners) should be designed, located and maintained such that they are not visible from the street and to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the *Environmental Protection (Noise) Regulations 1997*.

Services and service related infrastructure includes but is not limited to all piped and wired services, car parking areas and associated ventilation, roof plant / plant areas, bin storage areas, service meters and related infrastructure, fire booster cabinets, exhaust systems, air-conditioning units, antennae and satellite dishes.

Fire booster hydrants and service meter boxes should be designed, located, oriented and finished to minimise any visual impact on the adjacent streetscape and maximise visual interaction between the development and the street. The applicant is advised to liaise with service authorities to rationalise and consolidate service infrastructure, where possible. Where service infrastructure adjacent to the street cannot be avoided due to service authority requirements, landscaping should be designed and implemented to reduce the visibility of the infrastructure from the public realm.

- d) With regards to Condition 5, Development Policy 5 – Additional Structures requires the protection of street level windows from the sun or for privacy and security to be achieved through passive solar design and architectural devices, rather than through the use of reflective coatings or roller shutters/security blinds to enable visible indoor activity and facilitate passive surveillance of the public realm.

- e) With regard to Condition 6, Development Policy 4 —Providing Public Art, with a minimum contribution of \$366,600 based on the development value of \$36.66 million. Indigenous themes are to inform the public art to contribute to the creation of a sense of place.
- f) With regards to Condition 7, fencing is to be installed in accordance with Development Policy 5 – Additional Structures and should demonstrate the following:
 - i. are well designed, installed in a professional manner and constructed from durable, quality materials that are compatible with the building and locality; and
 - ii. designed and located to ensure there is no detrimental impacts on the amenity enjoyed by adjoining places or neighbours.
- g) With regard to Condition 8, the Car Parking and Traffic Management Plan should include details on the following, and be reflected in the working drawings:
 - i. identification and management of ACROD bays in accordance with AS2890.6;
 - ii. effective and safe management of traffic movements to, from and within the car parking areas, including traffic calming measures;
 - iii. the dimensions and numbering of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with Australian Standard (AS) 2890.1, AS2890.2, AS2890.3 and AS/NZS2890.6;
 - iv. identification of clear, safe and accessible pedestrian paths through car parking and delivery areas;
 - v. provision of wheel stops in bays perpendicular to other bays;
 - vi. bicycle parking areas that comply with Australian Standard 2890.3 and be designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles;
 - vii. consideration of expanded bicycle parking/scooter bays areas in the progression of future stages;
 - viii. Explore opportunities to implement time limitations to parking embayments along Brighstone Avenue during school peak periods;
 - ix. No direct vehicle access is permitted to, or from, Eleventh Road; and
 - x. Establish a Kiss and Drive Operational Plan for the western car park
- h) With regard to Condition 9, where an alternative rating system to Green Star is proposed, the applicant should demonstrate that the rating system and the design of the development is generally equivalent to or better than the Green Building Council of Australia (GBCA) 4 Star Green Star rating.

Details for preparing a Sustainable Design Assessment Report (SDAR) or equivalent are set out in Appendix 1 of Development Policy 1 — Green Building. The SDAR or equivalent is required to provide an assessment of the proposed design against the following 10 Key Sustainable Building Categories:

- indoor environmental quality;
- energy efficiency;
- water efficiency;
- stormwater management — integrated water management;
- building materials;
- transport — green travel plans;
- waste management;
- urban ecology;
- innovation; and

- construction/building management.

The SDAR must also identify relevant sustainability targets and performance standards and document the means by which the appropriate target or performance is to be achieved. The applicant is encouraged to incorporate electric vehicle charging stations as a sustainability initiative to achieve the relevant Green Star rating.

A suitably qualified professional refers to an Environmental Engineer or equivalent and may include a person certified by the Green Building Council of Australia.

- i) With regard to Condition 11, the external lighting should achieve the following:
 - i. illumination of the building to highlight architectural features;
 - ii. highlight and enhance entry points to the building to assist with wayfinding;
 - iii. assist safe access between the building/s and car park/s, and within the car park/s including loading bays and pathways;
 - iv. meet the Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and passing vehicular traffic is at an acceptable level;
 - v. incorporate Crime Prevention Through Environmental Design (CPTED) principles;
 - vi. lighting fixtures and fittings are to be vandalism resistant; and
 - vii. sensor security lighting is encouraged for the rear of the development.
- j) With regard to Condition 12, the final Delivery and Waste Management Plan is to ensure all deliveries and collections occur within the development, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions. The applicant is advised to liaise with the City of Armadale regarding the City's standards for waste management.
- k) With regard to Condition 13, the Signage Strategy should provide an indicative plan of all proposed signage, including location and dimensions, demonstrating that such signage will be complementary to the design of the building and not obscure architectural detail and materiality.

Development Policy 6 – Signage requires signage to demonstrate restraint in scale, size and collective amount of signage installed, in order to minimise visual clutter, protect amenity, and support a safe, attractive and legible public realm.

- l) With regard to Condition 14, all stormwater is to be retained onsite as per City of Armadale stormwater policy and guidelines. Where it is considered not possible to retain stormwater onsite or a connection to and/or any upgrades of existing City stormwater drainage systems are required and flood alleviation addressed in accordance with the City's Design and Construction Notes.
- m) With regard to Condition 15, all car bay dimensions, ramps, crossovers, driveways and circulation aisles should be constructed in accordance with Australian Standard AS 2890.1 and the City of Armadale's parking design and access requirements. Disabled bays are to comply with Australian Standard AS 2890.6.

- n) With regard to Condition 16, screening of outdoor storage areas, including bin storage areas, from public view is to take the form of either:
- i. a maximum 1.8 metre high solid wall or obscured fencing constructed in materials or colours compatible with the main built form; or
 - ii. mature landscaping that has the same effect as a 1.8 metre high wall
- o) With regard to Condition 17:
- the Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by Emerge Associates dated March 2024 is to be updated, as required, to align with DPLH's 'A Guide to developing a Bushfire Emergency Evacuation Plan'(October 2019); and
 - Compliance with Firebreak Notices issued by the City's Ranger & Emergency Services under the *Bush Fires Act 1954* is required. An application to vary the requirements of the Fire Break Notice may be required. Further information is available from the City of Armadale's website.
- p) With regard to Condition 18, the Construction Management Plan should address the following matters, which are to address all phases of development including demolition and construction:
- i. construction operation days / hours, with consideration for surrounding premises and residents;
 - ii. management of dust, noise, vibration and other construction activities;
 - iii. details of construction deliveries, collections and on-site storage;
 - iv. workers car parking arrangements;
 - v. traffic management, including management of all construction works traffic, loading and unloading of vehicles and all measures to minimise disruption to traffic and pedestrian movements within the vicinity of the site;
 - vi. details of construction signage and fencing, including high quality site hoardings;
 - vii. community consultation plan and details to notify surrounding premises of the works and outlining procedures to manage enquiries and complaints;
 - viii. measures to limit the impact of disturbance to the operation and amenity of surrounding buildings;
 - ix. protection of verge infrastructure including street trees; and
 - x. any other matters deemed appropriate by DevelopmentWA and/or the City of Armadale.
- q) With regard to Condition 19, the CPTED Statement should address the safety of external and internal areas of the development, as well as CCTV locations and management. The CPTED Statement should inform the final Landscape Plan and Lighting Strategy.
- r) Active transport travel to and from the school is encouraged via a Parent Education Program to provide traffic management and car parking advice to parents, including:
- i. Promoting, and identifying the procedures for the use of available parking facilities, including the on-site kiss and drive area;
 - ii. Promoting the use of alternative modes of transport including walking, cycling and public transport; and
 - iii. Reminding parents of the need to comply with all relevant parking restrictions and to be mindful of not obstructing access to adjoining residential properties.

- s) Any works carried out in proximity to Water Corporation Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA) to assess whether the proposed development will require and APRA details of the Prescribed Proximities and relevant legislation are available in the guidelines.
- t) Premises, particularly with regards to the school canteen, must comply with the Food Act 2008 and the Food Standards Code.
- u) Any works within the existing road reserves must be supported with a Works In Road Reserve permit lodged with the City of Armadale.
- v) Should the development not be substantially commenced within the period specified, the approval shall no longer be valid and no development shall be undertaken without further approval of DevelopmentWA having first been sought