

Conditions and Advice Notes

The application to amend the development approval dated 22 December 2016 and subsequent amendments dated 15 June 2018, 10 May 2019, 16 January 2020 and 21 March 2024 is granted subject to the following conditions:

AMENDED CONDITIONS:

Condition 1 of the Form 4 Amended Approval dated 21 March 2024 is amended to the following wording:

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 planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, prior to commencement of works.

The approved plans and documents of the development of Lot 90 are listed as follows:

Plan / Document Name	Ref.	Date Received
Basement 3	SK2-01, Rev A	19 February 2024
Basement 2	SK2-02, Rev B	19 February 2024
Basement 1	SK2-03, Rev B	19 February 2024
Ground Floor Plan	SK2-04, Rev B	19 February 2024
Level 1 Plan	SK2-05, Rev B	19 February 2024
Level 2 Plan	SK2-07, Rev B	19 February 2024
Level 3 Plan	SK2-08, Rev B	19 February 2024
Level 4 Plan	SK2-09, Rev B	19 February 2024
Penthouses	SK2-10, Rev B	19 February 2024
Roof Plan	SK2-11, Rev-	19 February 2024
External Elevations – Sheet 1	SK3-01, Rev A	19 February 2024
External Elevations – Sheet 2	SK3-02, Rev B	19 February 2024
Sections	SK4-01, Rev A	19 February 2024

The approved plans and documents of the development of Lot 91 are listed as follows:

Plan / Document Name	Ref.	Date Received
Basement 2	SK2-02, Rev F	23 June 2025
Basement 1	SK2-03, Rev F	23 June 2025
Ground Floor Plan	SK2-04, Rev G	23 June 2025
Level 1 Plan	SK2-05, Rev G	23 June 2025
Level 2 Plan	SK2-07, Rev G	23 June 2025
Level 3 Plan	SK2-08, Rev G	23 June 2025
Level 4 Plan	SK2-09, Rev G	23 June 2025
Penthouses	SK2-10, Rev G	23 June 2025
Roof Plan	SK2-11, Rev G	23 June 2025
Northern Elevation	SK3-01, Rev F	23 June 2025

South Elevation	SK3-02, Rev F	23 June 2025
East and West Elevation	SK3-03, Rev A	23 June 2025
Sections (sheet 1)	SK4-01, Rev F	23 June 2025
Sections (sheet 2)	SK4-02, Rev B	23 June 2025
Surgical Centre Operational Management Plan	0258	23 June 2025

Condition 5 of the Form 2 Approval dated 22 December 2016 is to be amended to the following wording, to ensure the Acoustic Attenuation Report is updated to include details of the new land uses, and that any recommendations contained in the report are implemented into the design of the building:

5. A final Acoustic Attenuation Report and certificate from a qualified acoustic consultant, confirming that the design and construction of the building will achieve an appropriate level of sound and vibration attenuation in accordance with Development Policy 3 – Sound and Vibration Attenuation, is to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note e)

Condition 8 of the Form 2 Approval dated 22 December 2016 is to be amended to the following wording, to ensure the Car Parking and Traffic Management Plan includes detail of the management of various user groups:

8. An updated Car Parking and Traffic Management Plan demonstrating allocation and management of car bays, access, circulation and egress methods in accordance with the Subiaco Redevelopment Scheme and the Australian Fine China Precinct Design Guidelines is to be provided at the planning condition clearance (working drawings) stage, and implemented thereafter, to the satisfaction of DevelopmentWA. (Refer to Advice Note h)

NEW CONDITIONS:

29. A final Operational Management Plan for the Surgical Centre is to be provided at the planning condition clearance (working drawings) stage, and implemented thereafter, to the satisfaction of DevelopmentWA. (Refer Advice Note cc)
30. Certification from a qualified acoustic consultant that all attenuation measures recommended in the Acoustic Attenuation Report (refer to Condition 5), integral to achieving compliance with Development Policy 3 – Sound and Vibration Attenuation, have been implemented, is to be submitted at practical completion stage and prior to the occupation of the development, to the satisfaction of the DevelopmentWA, in consultation with the City of Subiaco. (Refer Advice Note ee)

AMENDED ADVICE NOTES:

Advice Note (e) of the Form 2 Approval dated 22 December 2016 is amended to reference the new land uses, as reflected in the below amended wording:

- e) With regard to Condition 5, the Acoustic and Vibration Attenuation Report is to certify that the construction of the building will achieve an appropriate level of sound attenuation in accordance with Development Policy 3 – Sound and Vibration Attenuation. In particular, the report should address:
- potential noise impacts on residential dwellings within the development
 - from medical plant and equipment, and afterhours activities;
 - potential noise impacts from adjacent uses including traffic, entertainment
 - and recreational activity in the vicinity; and
 - mechanical service systems (such as exhausts systems and air conditioners) to be designed and located to prevent emitted noise levels from exceeding the relevant decibel levels as set out in *the Environmental Protection (Noise) Regulations 1997*.

Advice Note (h) of the Form 4 Approval dated 21 March 2024 is amended to reflect the amended parking numbers and outline specific management requirements for the hospital, as reflected in the below amended wording:

- h) With regard to Condition 8, the Car Parking and Traffic Management Plan is to align and be consistent with the Operational Management Plan, with respect to allocation and management of Hospital parking bays, and is to include details of the following, with the working drawings reflecting any recommendations therein, where applicable:
- allocation of residential car and scooter/motorcycle bays in accordance within the Subiaco Redevelopment Scheme, the Australian Fine China Precinct Design Guidelines and the approved plans, including:
 - a minimum of 1 and a maximum average of 1.4 car parking bays per residential dwelling;
 - a minimum of 20 residential visitor car parking bays;
 - a minimum of 57 non-residential car parking bays;
 - a minimum of 13 commercial visitor bays; and
 - a minimum of four publicly accessible bicycle bays.
 - hospital specific parking and access management including time limits on visitor bays, deliveries including any hazardous or dangerous materials, afterhours access for staff/visitors and directional signage;
 - identification and management of Australian Council for Rehabilitation of Disabled (ACROD) bays, loading and servicing bays;
 - the design of delivery and service areas, demonstrating that sufficient room is available for access and manoeuvring (including safe reversing movements) for all vehicles used in delivery, maintenance and waste management works to the site;
 - the dimensions of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with the Australian Standard AS2890.1; and

- identification of residential stores and end of trip facilities, demonstrating that a clear, safe access path is provided from the car park entrance and lift/lobby areas to the facilities.

All bays are to be marked, signed and operated in accordance with their permitted use.

Advice Note (bb) of the Form 4 Approval dated 21 March 2024 is amended to reflect all approved amendments, as reflected in the below amended wording:

- bb) All Conditions and Advice Notes of the development approvals issued by DevelopmentWA on 22 December 2016, 15 June 2018, 10 May 2019, 16 January 2020 and 21 March 2024 continue to apply to this development unless amended by this approval. Details of compliance with the conditions of the development approval and the conditions of the amended development approvals are to be provided to DevelopmentWA's satisfaction at planning conditions clearance (working drawings) stage.

NEW ADVICE NOTES:

- cc) With regard to Condition 29, the Operational Management Plan is to include details of the following:
- Patient drop off hours;
 - Visit/pick up hours;
 - Anticipated staff number for various periods of the day including overnight hours;
 - A maximum staff number expected at any one time;
 - Details of operations between 10pm and 7am demonstrating that surrounding sensitive land uses will not be unduly impacted by noise, vibration or other activities;
 - Details of waste collection including handling of medical waste and collection hours; and
 - Management of car parking bays including timed pick up/drop off bays, staff bays and longer term visitor bays.
- dd) Separate approvals may be required from the Department of Health Licensing and Accreditation Regulatory Unit prior to operation of the Hospital. The applicant is encouraged to contact the Department of Health for further information.
- ee) With regard to Condition 30, the certification submitted at practical completion stage should include results of on-site testing to confirm appropriate levels of sound/vibration attenuation/mitigation have been achieved.

Sound/vibration attenuation and mitigation measures are to be implemented and maintained for the length of the Hospital use, with further on-site testing undertaken should noise complaints arise, to the satisfaction of DevelopmentWA, in consultation with the City of Subiaco.