

## Conditions and Advice Notes

### CONDITIONS:

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 condition 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>Development Plans</i>		
Existing Site Plan	A101 Rev. F	14 July 2025
Location Plan	A102 Rev. F	14 July 2025
Site Plan	A103 Rev. M	21 July 2025
Floor Plan – Coles	A110 Rev. H	21 July 2025
Floor Plan – Child Care	A111 Rev. H	14 July 2025
Roof Plan	A112 Rev. C	14 July 2025
Street Elevations	A200 Rev. B	14 July 2025
Coles Elevations – East and West	A201 Rev. B	14 July 2025
Coles Elevations – North	A202 Rev. B	14 July 2025
Coles Elevations – South	A203 Rev. A	14 July 2025
Child Care Elevations	A204 Rev. B	14 July 2025
Landscape Plan	101 Rev. F	14 July 2025
Planting Palette	102 Rev. G	14 July 2025
<i>Reports</i>		
Bushfire Management Plan	23191 Issue 2	14 July 2025
Civil Engineering Report	Rev. A	14 July 2025
Sustainability Report	RPT-SY-001	14 July 2025
Environmental Acoustic Assessment	Rev. 1	14 July 2025
Traffic Impact Assessment	Rev. r01a	14 July 2025
Waste Management Plan	WMP24097 Version 1	14 July 2025


2. The plans are to be updated at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA, to demonstrate:
  - a) the location of internal waste collection zones within the Coles supermarket back of house area;
  - b) improved dispersal of trolley collection areas throughout the car park; and
  - c) the south-western service yard screen wall to be moved 3m northward, so that an additional 3m width of landscaping is provided from Rowley Road.
3. A development contribution payment, in accordance with the Wungong Development Contribution Plan, is to be provided prior to occupancy of the development, to the satisfaction of DevelopmentWA. (Refer to Advice Note c)
4. The development is not to be occupied until a Certificate of Title is created for the site that is the subject of this approval, to the satisfaction of DevelopmentWA. (Refer to Advice Note d)
5. All necessary road and service infrastructure works for the development to operate in a safe and legible manner are to be completed by the applicant at its expense, prior to occupation of the development, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note e)
6. A formal agreement between the landowner of the site that is the subject of this approval and the landowner of the adjacent site (Lot 9002) for the management of

the Asset Protection Zone on Lot 9002 identified in the Bushfire Management Plan is to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note f)

7. Elevations and specification detailing high quality materials, finishes and colours for the development, including "colour swatches" or material samples and final signage details, are to be provided prior to planning condition clearance (working drawings stage) to the satisfaction of DevelopmentWA. (Refer to Advice Note g)
8. The internal layout of the supermarket adjoining Ironbark Drive is to be designed to maximise opportunities for activation and visual interaction with the street, with details to be provided at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note h)
9. Bicycle Parking and End of trip facilities are to be provided in accordance with section 6.3 of the Wungong Urban Water Design Guidelines, details of which are to be provided at planning condition clearance (working drawings) stage. (Refer to Advice Note i)
10. 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 planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note j)
11. 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 planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note k).
12. All exposed parapet walls and walls adjacent to boundaries are to be painted and finished to the same standard as the remainder of the development and treated with an anti-graffiti finish, to the satisfaction of DevelopmentWA. (Refer to Advice Note l)
13. 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, prior to occupation, to the satisfaction of DevelopmentWA. (Refer to Advice Note m).
14. Public art is to be provided in accordance with Development Policy 4 – Providing Public Art and Section 5.3 'Public Art' of the Wungong Urban Water Design Guidelines, details of which are to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note n)
15. A final Landscape Plan detailing both "soft" and "hard" landscape elements and the associated maintenance strategy, is to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note o)
16. 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 and Wungong Urban Water Design Guidelines, is to be submitted at planning conditions clearance (working drawings stage), to the satisfaction of DevelopmentWA. (Refer to Advice Note p).

17. A detailed report from a suitably qualified professional is to be submitted 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.
18. A final Acoustic Report and certification from a qualified acoustic consultant, confirming that the design, construction and use of the development will achieve an appropriate level of sound and vibration attenuation in accordance with the Authority's Development Policy – Sound and Vibration Attenuation is to be submitted at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note q)
19. Certification from a qualified acoustic consultant that all attenuation measures recommended in the final Acoustic Assessment in order to achieve compliance with DevelopmentWA's Development Policy 3 – Sound and Vibration Attenuation have been implemented, is to be submitted at practical completion stage and prior to commencement of use of the finished development, to the satisfaction of DevelopmentWA. (Refer Advice Note r)
20. A Delivery and Servicing Management Plan is to be submitted prior to occupancy of the development, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note s)
21. A Venue Management Plan for the Café/Restaurant tenancy is to be provided prior to occupancy of the development, and thereafter implemented by the venue operator, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note t)
22. An Operational Management Plan for the Shopping Complex, Liquor Store and Child Care Premises is to be provided prior to occupancy of the development and thereafter implemented by each tenancy operator, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note u)
23. The operation of the Child Care Premises is limited to 6:30am to 7:00pm Monday to Saturday.
24. 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 v)
25. 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, is to be submitted at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note w)
26. A final Stormwater Management Plan is to be submitted at planning conditions



clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note x)

27. A Universal Access Statement, prepared by a suitably qualified person, is to be submitted at the planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer Advice Note y)
28. 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 Advice Note z)
29. All outdoor storage areas, including bin storage areas, are to be screened from public view, to the satisfaction of DevelopmentWA. (Refer to Advice Note aa).
30. 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 bb)
31. 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 hh)

## Advice Notes

- a) A covering letter, final working drawings (digital) and a material samples board are 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) A building permit application is required to be submitted to the City of Armadale and approved prior to the commencement of any works on site and is to comply with the Building Code of Australia.
- c) With regard to Condition 3, a Development Contribution Plan (DCP) is being administered by DevelopmentWA for the Wungong Urban Water Project Area. The applicant/landowner is advised to contact DevelopmentWA on 6200 4111 or via email at [dcp@developmentwa.com.au](mailto:dcp@developmentwa.com.au) or visit our website: <https://developmentwa.com.au/planning-and-approvals/development-contribution-plans>.
- d) With regard to Condition 4, a subdivision application is to be submitted to and approved by the Western Australian Planning Commission for the creation of the proposed Lot 1 and Ironbark Drive road reserve under the draft subdivision plan provided at development application stage.

The Certificate of Title and a Deposited Plan for the site that is the subject of the approval is to be created, prior to the commencement of operation of the development.

- e) With regard to Condition 5, the ultimate road reserves for Rowley Road, Ironbark Drive and Cypress Avenue abutting the site that is the subject of this approval are to be practically completed, serviced, gazetted and connected to the local road network by other gazetted roads. The constructed roads may be used as private driveways until such time that the roads are gazetted.

The City of Armadale advised that a minimum verge width of 4.5 metres is acceptable at the corner of Rowley Road and Ironbark Drive roundabout, in relation to the property boundary at the south western corner of the development. The remainder of the verge along Ironbark Road is expected to be designed in accordance with the Wungong Urban Water Movement Network Policy – Road Avenue A, with a total width requirement of 28.2m. Minor design changes are still acceptable as agreed between stakeholders.

The City of Armadale notes that the proposed 1.5m path on the southern side of Cypress Avenue is considered too narrow. The Wungong Urban Water Movement Network Policy requires a minimum path width of 2m and for a higher order road of Road Avenue A, there should be a 2.5m path on one side.

The City of Armadale advised that final engineering drawings and specifications are required for:

- a. The upgrade of the intersection of Rowley and Hopkinson Roads, including the construction of a dual lane roundabout, all applicable approaches, turning lanes and tie ins to the existing road network;
- b. The dual carriageway Rowley Road east of Hopkinson Road adjacent to the development (both carriageways), including any and all temporary works to allow vehicular turnarounds;
- c. Ironbark Drive abutting the development site;
- d. Cypress Avenue abutting the development site;
- e. The roundabout at the intersection of Cypress Avenue and Ironbark Drive, including all approaches and necessary tie-ins to the existing or future road network; and
- f. The land required is to be transferred to the Crown free of cost for the purpose of facilitating and dedicating the local road network.

An interim design solution may be agreed with the City of Armadale until such time as the City of Armadale and the Shire of Serpentine Jarrahdale has resolved the acquisition of additional land on the corner of the property to the southeast within Shire of Serpentine Jarrahdale to accommodate the latest civil design for Rowley Road and the associated intersection.

The City of Armadale advises that final engineering drawings are to demonstrate that the corner of the shopping centre at the intersection of Rowley and Hopkinson Road being reinforced to withstand vehicle impacts are to be submitted with the application for Building Permit.

The developer is to retain existing trees wherever possible in the current and future road reserves, and obtain necessary arborist reports and clearing permits where removal of trees is proposed, before commencing any clearing or bulk earthworks.

Any new footpaths are to be constructed to the satisfaction of the City of Armadale and extend to and connect seamlessly with the surrounding public footpath network where appropriate.

- f) With regard to Condition 6, the agreement is to clearly outline each party's obligations for the management of the Asset Protection Zone in accordance with the technical requirements under the Planning for Bushfire Guidelines.
- g) With regard to Condition 7, further details and information, including final specifications and samples, should be provided for all external elevations, demonstrating high quality and durable materials have been maintained (or enhanced) from development application stage through to working drawings and construction.

The proposed treatment of the service yard screen wall should be designed to minimise the appearance of blank walls facing the public realm and enhance visual amenity and interest within the Rowley Road streetscape.

The elevations are to detail the final locations and dimensions demonstrating that such signage will be complementary to the architectural design. 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. All signage should be of a high-



quality design that is fully and effectively integrated within the development of the site.

- h) With regard to Condition 8, the internal layout of the Coles supermarket and all street-facing tenancies should be designed to maximise opportunities for visual interaction with the street, promote passive surveillance and provide visible indoor activity consistent with section 5.2 of the Wungong Urban Water Project Area Design Guidelines.
- i) With regard to Condition 9, the bicycle parking areas and end of trip facilities should comply with Australian Standard 2890.3 and be designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles. In accordance with Section 6.3 'Bicycle Parking and End of Trip Facilities' of the Wungong Urban Water Design Guidelines:
  - a) A minimum of 10 bicycle spaces in a secured area for the employees and visitors of the Shopping Complex, Liquor Store, and Café/Restaurant land uses, a minimum of one unisex shower and change room and a minimum of ten secure lockers for access by employees should be provided; and
  - b) A minimum of six bicycle spaces in a secured area for the Child Care Premises employees, a minimum of one unisex shower and change room and a minimum of six secure lockers for access by employees should be provided.
- j) With regard to Condition 10, 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.
- k) With regard to Condition 11, Development Policy 5 – Additional Structures and Section 5.2 'Active Edges, Corners and View Corridors' of the Wungong Urban Water Design Guidelines requires that a minimum of 80% of commercial, retail and dining and entertainment frontages to the street are transparent and utilise clear glazing to enable visible indoor activity and facilitate passive surveillance of the public realm.
- l) With regard to Condition 12, boundary walls (including the noise wall) are to be finished to the same standard as the remainder of the development to ensure an appropriate outlook from the public realm and the adjoining lots.

The development has been determined on the assumption that eastern interface will comprise of residential lots that back directly onto the subject site's eastern lot boundary, however it is noted that this outcome will be subject to a separate subdivision approval. Should the residential subdivision to the east propose an

alternative outcome, such as a laneway along the boundary, then the eastern interface should be reviewed and respond accordingly, to the satisfaction of DevelopmentWA.

- m) With regard to Condition 13, 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. Bicycle parking is to comply with AS 2890.3.  
A separate crossover approval from the City of Armadale is required. Please contact the City of Armadale's Technical Services to ensure the appropriate crossover application is made.

To meet vehicle manoeuvring space requirements the developer/owner shall:

- Construct all such areas, including drainage and kerbing/markings where necessary, in accordance with the approved site plan;
  - Relocate/remove any services/infrastructure as necessary;
  - Reinstate all kerbing/footpaths/verge/swale areas damaged during construction; and
  - Continuously maintain all such areas thereafter.
- n) With regard to Condition 14, Development Policy 4 – Providing Public Art requires the provision of a public art contribution as either on-site public art or as a cash-in-lieu payment, with a minimum value of 1% of the construction cost between \$2 million and \$50 million. The estimated construction cost of \$28million associated with this development will require provision of public art to a minimum value of \$280,000. In accordance with the Development Policy 4, a Public Art Report is to be submitted and approved by DevelopmentWA and is to include design documentation, detailed plans of the artwork, cost calculations, public liability insurance (as applicable) and maintenance details.

Where multiple locations of public art are proposed, a consistent art theme should be adopted and applied to ensure a cohesive approach to public art and contribute to a sense of place within the Neighbourhood Activity Centre.

DevelopmentWA considers the corner of Rowley Road and Ironbark Drive, and the building elevation along Rowley Road as presenting an opportunity for the public art contribution to be integrated into the built form. The applicant is encouraged to discuss the approach to public art with DevelopmentWA.

- o) With regard to Condition 15, the final Landscaping Plan is to include the following:
- i. plant species and numbers, including a minimum of 44 trees, 50% understorey planting coverage and 50% unplanted mulch area utilising native and waterwise species;
  - ii. container size, with trees to be a minimum of 45 litres;
  - iii. trees being set back a minimum of one metre from crossovers to maintain sightlines and trees located within one metre of services to be provided with root barriers;
  - iv. edging being used to aid maintenance at intersections between mulched areas and turf areas;
  - v. rainwater from hardstand areas being directed towards landscaped areas to assist with progressive treatment (i.e at-source) of stormwater run-off in conjunction with subsoil drains; and
  - vi. landscaping and treatment of adjoining verge areas, including street trees.



All landscaping should be undertaken in accordance with the associated Stormwater Management Plan.

The installed landscaping is to ensure compliance with Section 5.9 'Landscape Design' 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 to be installed and used to irrigate all planting for a period of two years, to allow the planting time to establish. Irrigation systems are to be divided into two-valve zones, one zone for trees with a bubbler per tree and the other zone for planting based on a dripper system.

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.

- p) With regard to Condition 16, 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. A suitably qualified professional refers to an Environmental Engineer or equivalent and may include a person certified by the Green Building Council of Australia.

- q) With regard to Condition 18, the final Acoustic Assessment should include noise modelling that:
- a) Contemplates the Child Care Premises as a noise sensitive receiver;
  - b) Considers noise generated from the Child Care Premises; and
  - c) Contemplates compliance with the *Environmental Protection (Noise) Regulations 1997* prior to the ultimate traffic volumes for Cypress Avenue and Ironbark Drive being achieved; and
  - d) Contemplates the impact of noise generated by the car park, Click and Collect facilities and service yard on noise sensitive premises on the adjacent future residential developments outside of standard operational hours, including contemplating the enclosure of the service yard where noise

impacts are assessed to be above prescribed limits of the *Environmental Protection (Noise) Regulations 1997*.

- r) With regard to Condition 19, the certification submitted at practical completion stage should include results of onsite testing to confirm appropriate levels of sound attenuation / mitigation have been achieved.
- s) With regard to Condition 20, the Delivery and Servicing Management Plan is to include details of an appropriate interface between the service yard and Shopping Complex façade with the future residential development to the east. Storage and utility areas should be screened from view from adjoining sites and the public realm.

The Delivery and Servicing Management Plan is to outline the proposed management regime to facilitate controlled access and egress to the car park and loading areas, consistent with the Car Parking Management Plan and is to include the following:

- ensure all deliveries and collections occur within the development, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions;
  - demonstrate provision of a direct service access route to and from the development;
  - demonstrate the provision of adequate loading bays to cater for likely volume of service deliveries for the development;
  - strategies to ameliorate amenity and noise impacts of deliveries/waste management on the surrounding residential area, including loading times, vehicle movements and noise mitigation measures;
  - management procedures, including scheduling of deliveries, to prevent multiple concurrent truck movements occurring on Rowley Road; and
  - management responsibilities of storage within the service yard.
- t) With regard to Condition 21, the Venue Management Plan is to include, but not be limited to the following:
- hours of operation;
  - types of proposed liquor licences;
  - maximum number of staff on-site at any given time;
  - location of service/back of house areas for each the tenancies, ensuring an active interface between the tenancies and the street is maintained;
  - any proposed entertainment or music, including noise attenuation reports and plans for any premises proposing live music, amplified music or other entertainment with noise levels above ordinary background music;
  - management of noise and patron behaviour to minimise adverse impacts on future residents within the locality;
  - alfresco management, including location of alfresco, proposed structures and furniture, wind impact management, operating times, alcohol service and any music/entertainment; and
  - any other matters deemed appropriate by DevelopmentWA.

Waste collection shall be carried out in accordance with the Waste Management Plan submitted by Talis Consulting dated 27 June 2025.

- u) With regard to Condition 22, the Operational Management Plan is intended to provide guidance for the Child Care Premises, Shopping Complex and Liquor Store tenancies (Coles supermarket, retail shops, and liquor store) and may inform the

development of individual Operational Management Plans as required. The OMP is to include, but not be limited to the following:

- hours of operation;
- trolley management;
- maximum number of staff on-site at any given time;
- maximum number of children on-site at any given time;
- maximum number of visitors on-site at any given time; and
- management of shopping trolleys (storage and retrieval) throughout the car park.

Waste collection shall be carried out in accordance with the Waste Management Plan submitted by Talis Consulting dated 27 June 2025.

- v) With regard to Condition 24, the CPTED Statement should address the safety of external and internal areas of the development including the piazzas, end of trip facilities and street interfaces, as well as CCTV locations for remote surveillance and management. The CPTED Statement should inform the final Landscape Plan and Lighting Strategy.
- w) With regard to Condition 25, the Lighting Strategy should:
- include a plan which illustrates how the buildings, landscaped areas, public art and the key corner of the Shopping Complex will be illuminated to highlight architectural elements, to provide an attractive building at night;
  - demonstrate how lighting and safe access will be provided between the development and the public realm and within loading areas and pedestrian pathways; and
  - be designed to comply with Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282 (Control of the Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and to passing vehicular traffic are controlled to an acceptable level.
- x) With regard to Condition 26, the Stormwater Management Plan should:
- i. be in accordance with the Precinct 21 Urban Water Management Plan;
  - ii. incorporate water sensitive design principles for approval and implement the approved plan;
  - iii. show any drainage easements as may be required on the Certificate of Title in favour of the City;
  - iv. Relocate, remove or upgrade any drainage infrastructure on the lot to meet the drainage requirements created by the development and where appropriate modify and/or upgrade the existing public drainage system, where the proposed development creates the demand via including additional drainage in this system; and
  - v. the site shall contain the 1 year 1 hour Annual Recurrence Interval (ARI) event onsite. Retention of stormwater should be achieved via soakwells, rainwater tanks or other appropriate methods. The site should also retain the year ARI event.

The City of Armadale advises that there are drainage pipes on this lot. Please liaise with the City's Technical Services before undertaking any works on site or lodging a Building Permit.

- y) With regard to Condition 27, the development should comply with the requirements of Part D3 of the Building Code of Australia (Access for People with Disabilities) and Australian Standard 1428.1 and the *Disability Discrimination Act 1992*.

- z) With regard to Condition 28, 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 AS 2890.6;
  - ii. effective and safe management of traffic movements to, from and within the car parking areas;
  - 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. design of parking in accordance with the “User Class 3A” category as defined in AS2890.1 Table 1.1;
  - v. identification of clear, safe and accessible pedestrian paths through car parking and delivery areas; and
  - vi. provision of wheel stops in bays perpendicular to other bays.
- aa) With regard to Condition 29, screening of outdoor storage areas, including bin storage areas, from public view is to take the form of either:
  - i. a 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 solid wall.
- bb) With regard to Condition 30, 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, waste and other construction activities;
  - iii. details of construction deliveries, collections, access arrangements and on-site storage of materials and equipment (no storage of materials within the public realm will be permitted);
  - iv. workers car parking arrangements;
  - v. traffic management, including management of all construction works traffic 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. bonding and remediation arrangements;
  - x. an Erosion and Sedimentation Control Management Plan detailing how all soil will be contained on site and kept out of drains/water courses, and appropriate measures to prevent soil erosion by wind and rain during and after development; and
  - xi. any other matters deemed appropriate by DevelopmentWA and/or the City of Armadale.
- cc) The landowner/applicant is responsible for ensuring all management measures identified in the Bushfire Management Plan (dated June 2025) are implemented.
- dd) The City of Armadale advises the applicant that the bin store area must comply with clause 31 of the City of Armadale’s Health Local Laws 2002 ‘suitable enclosure’. The provision of a refuse storage enclosure being provided, of an adequate size to

contain all bins and oil containers used by the premises and be constructed with four walls, a graded and sealed floor, provided with a tap connected to an adequate supply of water and provided with a floor waste connected to the sewer.

Patron public rubbish bin facilities should be provided adjacent to the shop frontage and convenient to pedestrians, but positioned so as not to obstruct pedestrian movements. Bins shall be continuously maintained in good condition and the surrounding area kept free of litter thereafter.

ee) Compliance with the *Food Act 2008* and the Food Standards Code is required.

ff) Compliance with the *Health (Public Buildings) Regulations 1992* is required. In this regard, a Public Building application is required to be submitted to the City of Armadale's Health Services and approved prior to occupation of the proposed building.

gg) The Water Corporation provides the following advice:

- Reticulated water and sewerage is currently available for the subject area. If Water Corporation assets are affected, any future landowner may be required to fund new works or the upgrading of existing works and protection of all works;
- All main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice;
- The proposed servicing strategy will need to be further refined by the developer's at the subdivision/development stage in consultation with Water Corporation's Land Servicing Section.
- The subject area falls within the Wungong Drainage Catchment. Water Corporation's drainage system can only take predevelopment flows. The applicant will need to compensate any additional flows on their own land.
- This proposal will require approval by Water Corporation's Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued. For further information about building applications, please see the following link: <https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>.
- The applicant is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required.
- The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

hh) With regard to Condition 31, 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.