

Recommended Conditions and Advice

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 construction. The approved plans and documents of development are listed as follows:

Plan / Document Name	Ref.	Ver.	Date Received
Plans			
Cover	DA0.01	B	6 May 2025
Location Plan	DA0.02	B	6 May 2025
Site Survey	DA0.03	B	6 May 2025
Ground Floor	DA1.01	D	18 July 2025
Mezzanine	DA1.02	C	6 May 2025
Level 1	DA1.03	D	18 July 2025
Level 2	DA1.04	C	6 May 2025
Level 3-4	DA1.05	C	6 May 2025
Level 5	DA1.06	C	6 May 2025
Level 6-7	DA1.07	C	6 May 2025
Level 8	DA1.08	C	6 May 2025
Level 9	DA1.09	C	6 May 2025
Level 10-14	DA1.10	C	6 May 2025
Level 15	DA1.11	C	6 May 2025
Level 16	DA1.12	C	6 May 2025
Level 17-19	DA1.13	C	6 May 2025
Roof	DA1.14	C	6 May 2025
Roof Upper	DA1.15	C	6 May 2025
North Elevation	D2.00	-	6 May 2025
East Elevation	D2.01	-	6 May 2025
South Elevation	D2.02	-	6 May 2025
West Elevation	D2.03	-	6 May 2025
Section A	D3.00	-	6 May 2025
Section B	D3.01	-	6 May 2025
Perspective: Roe Street South	-	-	6 May 2025
Perspective: Roe Street South-West	-	-	6 May 2025
Perspective: Queen Street West	-	-	6 May 2025
Documents			
Acoustic Report	-	-	6 May 2025
Sustainability Strategy	-	A	6 May 2025
Landscaping Concept Plans	-	C	6 May 2025
Parking Management Plan	-	-	6 May 2025
Service and Delivery Access Plan	-	-	6 May 2025
Transport Impact Statement	-	-	6 May 2025
Waste Management Plan	-	1.0	6 May 2025
Pedestrian Wind Assessment	-	B	6 May 2025

2. Elevations and specifications detailing high quality and durable façade materials, finishes and colours for the development, including “colour swatches” or material samples, are to be provided prior to planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with its appointed Design Review Panel (Refer to Advice Note b)
3. A final Environmental Sustainability Design (ESD) Report shall be provided that demonstrates that the development is capable of achieving a minimum 5 Star Green Star rating at practical completion in accordance with Development Policy 1 – Green Building, to the satisfaction of DevelopmentWA. (Refer Advice Note c)
4. ‘As Built’ Certification from the Green Building Council of Australia (GBCA) shall be provided within 12 months from the date of practical completion demonstrating that a minimum 5 Star Green Star rating has been achieved in accordance with Development Policy 1 – Green Building, to the satisfaction of DevelopmentWA. (Refer Advice Note d)
5. A final Acoustic and Vibration 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 in consultation with the City of Perth. (Refer Advice Note e)
6. A report and certification from a qualified acoustic consultant are to be submitted at practical completion and prior to occupation of the building, confirming that all recommendations of the Acoustic and Vibration Report integral to achieving compliance with Development Policy 3 – Sound and Vibration Attenuation have been implemented, to the satisfaction of DevelopmentWA. (Refer to Advice Note f)
7. An updated Wind Assessment Report is to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Perth, and all recommendations from the report implemented thereafter (Refer to Advice Note g).
8. Public Art is to be provided in accordance with Development Policy 4 – Providing Public Art, final details of which are to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note h)
9. A Signage Strategy prepared in accordance with Development Policy 6 – Signage is to be provided at planning condition clearance (working drawings) stage and implemented thereafter, to the satisfaction of DevelopmentWA. (Refer to Advice Note i)
10. Windows and glazed areas on the ground floor retail tenancies are not to be provided with dark or reflective tinting, visually obtrusive signage, obscured glazing or roller shutters, details of which are to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note j)
11. A final Landscape Plan is to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. Landscaping is to be installed and maintained thereafter in accordance with an approved Landscape Plan to the

satisfaction of DevelopmentWA, in consultation with the Design Review Panel. (Refer to Advice Note k)

12. A final Car Parking and Access Management Plan demonstrating safe vehicle access, circulation and egress methods is to be provided at planning condition clearance (working drawings) stage and implemented thereafter to the satisfaction of DevelopmentWA, in consultation with the City of Perth and the Department of Transport. (Refer to Advice Note l)
13. A final Waste Management Plan demonstrating methodology for the storage and collection of waste to minimise impacts on the amenity of the residents and the surrounding public realm is to be provided at planning condition clearance (working drawings) stage and implemented thereafter, to the satisfaction of DevelopmentWA in consultation with the City of Perth. (Refer to Advice Note m)
14. 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 and develop a distinctive night character for the building, is to be submitted at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note n)
15. All piped and wired services, service areas and service related hardware (such as service meters, fire booster cabinets, exhaust systems, air-conditioning units, antennae, satellite dishes and clothes drying areas, rainwater storage tanks) are to be concealed from public view, integrated in the overall design and located to minimise any detrimental impact on the public realm, details of which are to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note o)
16. A final Crime Prevention Through Environmental Design (CPTED) Report, prepared by a suitably qualified person, confirming the design of the development is in accordance with CPTED principles, is to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note p)
17. A Construction Management Plan is to be provided prior to commencement of construction and implemented for the duration of construction to the satisfaction of DevelopmentWA, in consultation with the City of Perth and the Public Transport Authority. (Refer to Advice Note q)
18. A final Universal Access Statement prepared by an accredited Access Consultant or a qualified Building Surveyor is to be submitted at planning condition clearance (working drawings) stage, demonstrating that all communal areas and retail tenancies are compliant with the access obligations of the *Disability Discrimination Act 1992* and all applicable Australian Standards.
19. An Electrical Design Report prepared by a suitably qualified professional is to be provided prior to the commencement of construction and implemented for the duration of the development, to the satisfaction of DevelopmentWA in consultation with the Public Transport Authority. (Refer to Advice Note r)

20. A Delivery and Servicing Management Plan is to be submitted at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Perth. (Refer Advice Note s)
21. A Venue Management Plan for the Dining and Entertainment land uses is to be submitted at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Perth. (Refer to Advice Note t)
22. A 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 Perth. (Refer to Advice Note u)
23. 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 v)
24. All building entrance levels are to be consistent with the constructed paving levels of the adjoining public realm, details of which are to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA.
25. 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 Perth.
26. The development, including any ancillary or roof-based structure such as antennae, are not to exceed 95m AHD or infringe upon Perth Airport's current or future airspace.
27. An easement in accordance with Section 136 of the *Land Transfer Act 1893* (or other suitable mechanism) is to be placed on the certificate of title of Lot 19 specifying a right of carriageway via Queen Street for the benefit of Lot 11, to the satisfaction of DevelopmentWA. (Refer Advice Note w)
28. The Specific Purpose Accommodation land use is limited to student accommodation. (Refer to Advice Note x)
29. 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 aa)

ADVICE NOTES:

- a) A covering letter, a digital version of final drawings and relevant detailed supporting documents to satisfy the condition requirements are to be submitted to DevelopmentWA prior to an application being made to the City of Perth for a building permit and must be cleared prior to the commencement of construction. 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 planning conditions clearance (working drawings), DevelopmentWA will provide a clearance letter and a digital copy of the cleared documents to the City of Perth to enable building permit assessment.

- b) With regard to Condition 2, final details of the external colour and material finishes, including final specifications and samples, are to be provided for all external elevations, demonstrating high quality and durability of materials has been maintained (or enhanced) from development application stage through to working drawings and construction. Additionally, the following areas for improvements to the design are recommended to be included through detailed design:
- Further resolution and details of the internal corridor between the main lobby and the secondary lift lobby to ensure sufficient width is provided to be functional, safe and contribute positively to the arrival experience to the Student Accommodation;
 - Further refinement of the units to optimise the layout and improve circulation with consideration and implementation of strategies to protect visual privacy for occupants and visual amenity where the interior of units are visible from the public or common spaces;
 - Details of the orientation of the vertical fins on the northern façade ensuring they provide effective solar shading;
 - Further details of the vehicle access way ensure it is designed to a high quality, promoting a positive user experience; and
 - Implementation of all recommendations of the wind report and continued monitoring and refinement of the wind strategy as design detail develops.
- c) With regard to Condition 3, the applicant is required to provide evidence that the project has been registered with the GBCA, together with the final ESD Report which demonstrates that the development is capable of achieving the required green star rating at practical completion.
- d) With regard to Condition 4, to ensure that the credits identified in the ESD Report have been implemented and that the required Green Star rating has been achieved, the applicant is to provide 'As Built' certification from the GBCA. This is to be provided within 6 to 12 months of practical completion of the development.
- 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 from adjacent uses including traffic and any entertainment and recreational activities in the vicinity, including performances by the Western Australian Academy of Performing Arts school within the adjacent ECU City Campus; and
- noise emitting development including the Dining and Entertainment land uses and mechanical service systems (such as exhaust systems and air-conditions) 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*.

- f) With regard to Condition 6, the report and certification submitted at practical completion stage should include results of onsite testing to confirm appropriate levels of sound mitigation has been achieved.
- g) With regard to Condition 7, the wind assessment should include a detailed wind tunnelling analysis. The wind amelioration strategies are to be integrated into the final building design, detailing and function. The use of wind break ‘add-ons’ such as screens and physical barriers are typically not supported as these are considered to obstruct visual and physical permeability of the public realm and limit the integration and activation of the ground floor land uses.
- h) With regard to Condition 8, Development Policy 4 – Providing Public Art requires the provision of public art or cash-in-lieu with a minimum value of \$1,400,000 based on the estimated construction cost of \$230 million. Contributions may be either provided as public art or cash-in-lieu paid into the Central Perth public art fund.

In accordance with Development Policy 4, a Public Art Strategy should be prepared in accordance with requirements of Development Policy 4 and submitted to DevelopmentWA for approval and is to include design documentation, detailed plans of the artwork, details of engagement with local and/or Indigenous artists, cost calculations, public liability insurance (as applicable) and maintenance details. Public art is to be reflective of the Perth City Link Public Art Strategy.

- i) With regard to Condition 9, the Signage Strategy should provide a plan of all proposed external signage, including location and dimensions, demonstrating that such signage will be complementary to the architectural design of the building and not obscure architectural detail and materiality in accordance with DevelopmentWA’s Development Policy 6 – Signage, and the Perth City Link Design Guidelines.
- j) With regard to Condition 10, protection of windows from the sun or privacy screening, should be achieved through architectural devices, passive solar design and appropriate glazing specifications, rather than through reflective glazing or coatings. Glazing on all retail tenancies at lower levels should be transparent, ensuring a high level of visible indoor activity and passive surveillance of the public realm is maintained in accordance with the Perth City Link Design Guidelines.
- k) With regard to Condition 11, the final Landscape Plan is to address relevant objectives of the Perth City Link Design Guidelines, and should provide final details of the following:

- details of how the landscape design, materials, building edge and levels will effectively and seamlessly integrate with the adjacent public realm (particularly the setback areas at ground level);
- existing and proposed site levels and provision of universal access; with all proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the immediately adjacent footpaths;
- species, sizes and types of plantings, including native and water sensitive planting, that are demonstrated to be appropriately robust for the on-structure weather and wind conditions;
- further details of what the 'coloured patterns' represent;
- comments addressing the inclusion of bee hives within a confined landscape setting, subject to bee hives being proposed in the final design;
- sustainable reticulation of plantings;
- paving, kerbs and other surface treatments;
- greater explanation of 3-dimensional form including seating, lighting, shade structures, planters and other hard infrastructure;
- engagement with local Indigenous groups where appropriate; and
- details of ongoing management and maintenance, including any agreements with DevelopmentWA and/or the City of Perth where relevant.

The applicant is advised to liaise with DevelopmentWA and the City of Perth to ensure the integration of hard and soft landscaping between the public realm (footpaths and public access-ways) and private realm and any ongoing maintenance requirements are appropriately considered.

- I) With regard to Condition 12, the Car Parking and Access Management Plan should be prepared in accordance with the Perth City Link Design Guidelines, and should include details on the following:
- allocation and identification of residential car and scooter/motorcycle bays in accordance with the approved plans, being;
 - five (5) tenant (non-residential) parking bays;
 - eight (8) motorcycle bays;
 - one (1) loading bay; and
 - nine (9) residential bays associated with the student accommodation.
 - effective and safe management of traffic movements to, from and within the car parking areas onto Queen Street;
 - implementation of a vehicle priority system to ensure safe management of vehicle movements through the one-way access to the development;
 - protection of cyclist and pedestrian routes around the development;
 - a strategy demonstrating how additional bicycle parking can be delivered within the development if demand for bicycle parking exceeds the anticipated demand;
 - identification of delivery, collection 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 (as applicable) to the site;
 - the dimensions of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas comply with the Australian Standards AS2890.1;
 - identification of ACROD bays if any; and
 - sufficient sightlines adjacent to crossover.

In addition, the Department of Transport recommends that a Travel Plan be prepared that addresses the following:

- arrangements for access to bike parking and end-of-trip facilities by any staff working in the building;
- arrangements for access to bike parking by the student residents;
- monitoring and maintenance programs of the bike parking and end-of-trip facilities provided (including surveys of bike parking use);
- commitments to procedures and initiatives that encourage, promote and monitor non-car travel to and from the site by staff, visitors and residents (including surveys of bike parking use); and
- information packs for site staff, residents and visitors to encourage and support access to/from the site by non-car modes including identification of major bicycle routes to key destinations and how to access these routes from the site.

- m) With regard Condition 13, the final Waste Management Plan is to contain provisions and management strategies to coordinate the onsite servicing for all tenancies and uses within the site, as well as controlled access/egress to the car park and servicing areas, consistent with the Car parking and Access Management Plan. The applicant is advised to liaise with the City of Perth regarding the City's standards for waste, servicing and delivery management.
- n) With regard to Condition 14, the Lighting Strategy is to ensure that all lighting is designed to meet 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 is controlled to an acceptable level.
- o) With regard to Condition 15, all clothes drying areas, service meters and service related infrastructure, including fire booster cabinets, substations and air-conditioning units, are required to be located internally within the building or designed and integrated as an integral element of the development so as to minimise a visual impact on the architectural quality of the building and its relationship with the public realm and adjacent buildings. Roof plant and equipment is to be appropriately screened so as to provide a positive outlook from above and not be visible from adjacent buildings and the public realm.
- p) With regard to Condition 16, the Crime Prevention Through Environmental Design (CPTED) report should be prepared by a suitably qualified person and have regard to the Department of Planning, Lands and Heritage Safer Places by Design Planning Guidelines. The CPTED report should include details of the locations, specifications, coverage and management responsibilities of CCTV cameras on the building façade and within communal areas adjacent to the public realm and should identify any risk associated with the design of the ground floor landscaped areas and ensure the safety of the publicly accessible areas are maintained. The recommendations of the CPTED report should be incorporated into the final Landscape Plan.
- q) With regard to Condition 17, the Construction Management Plan is to include details of the following:

- a Tree Protection Plan identifying the Tree Preservation Zones (TPZ) and Structural Root Zones (SRZ) with a minimum of two (2) metres extending out from the base of each existing street tree and maintained for the period of construction;
 - details of the erection of cranes on-site, including confirmation that an online application to Perth Airport's Protected Airspace Assessment Tool (PAAT) has been lodged. Perth Airport advises that applications are to be made online at <https://portal.perthairport.com.au/>. Queries can be directed to Perth Airport's airspace line or inbox at 6278 8122 or airspace@perthairport.com.au.
 - design and specifications of high-quality fencing/hoarding and signage used to secure the site;
 - hours of construction
 - noise and vibration management, including details of any equipment or activities which may cause invasive vibration and management of such situations, and ensuring noise emissions from the site comply with the *Environmental Protection (Noise) Regulations 1997* (as amended).
 - truck routes, layover areas and site access plan;
 - sand, dust and erosion management;
 - contamination, dewatering and stormwater management;
 - management of unexpected finds;
 - parking arrangements for contractors and sub-contractors;
 - rubbish and waste management;
 - access, delivery and storage of materials and equipment;
 - details of any road, footpath or cycle path closures, associated impacts on traffic, pedestrian and cyclist movement and alternate paths of travel;
 - a consultation plan, which identifies how stakeholders and affected landowners will be notified of any construction impacts including details of complaint resolution procedures; and
 - protection of the road reserve and any associated infrastructure adjacent to the development site during construction.
- r) With regards to Condition 19, PTA infrastructure includes systems that may produce electromagnetic field (EMF) interference and stray electrical currents. The Electrical Design Report shall demonstrate how the development will address electromagnetic field (EMF) shielding and electrical separation in accordance with Public Transport Authority standards.
- s) With regard to Condition 20, 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 and Traffic 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 adequate separation between private vehicles and delivery trucks to prevent conflicts and queuing;

- 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 area;
- management procedures, including scheduling of deliveries, to prevent multiple concurrent truck movements occurring, ensuring that truck movements do not unduly restrict access to parking bays.

t) With regard to Condition 21, the Venue Management Plan is intended to provide guidance for all future tenancies and is to include, but not limited to the following information:

- hours of operation;
- types of proposed liquor licenses;
- location of service/back of house areas for each tenancy, 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 background music; and
- alfresco management, including location of alfresco areas, proposed structures and furniture, wind impact management, operating times, alcohol service and any music/entertainment.

u) With regard to Condition 22, all stormwater is to be retained onsite as per City of Perth stormwater policy and guidelines.

Water Corporation further advises that the site is in an area that is subject to drainage constraints due to the interaction of the City's local drainage infrastructure with the Water Corporation's underground piped main drain that traverses the area. The maximum permissible drainage discharge from the site is 120 L/s per hectare. Details of storage tanks and pump rates should be provided to Water Corporation for their approval prior to construction.

v) With regard to Condition 23, 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 Perth 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.

w) With regards to the Condition 27, the right of carriageway is to provide vehicular access to Lot 11 via Queen Street for the purpose of servicing and tenant access. The easement is to provide sufficient height and width to support access for waste vehicles to service the future development on Lot 11. At the time of occupancy, if development approval has been granted by DevelopmentWA for development on Lot 11 that does not propose access via Queen street, this easement shall not be required.

x) With regard to Condition 28, notwithstanding the Specific Purpose Accommodation land use definition under Appendix 3 of the Central Perth Redevelopment Scheme, the approved Specific Purpose Accommodation is limited to providing for the special accommodation needs of students studying at a tertiary education facility for an

extended period of time and may include accommodation for staff or visiting staff to a tertiary education facility.

- y) The Department of Water and Environmental Regulation (DWER) provides the following advice:
- An Ongoing Site Management Plan is to be developed in accordance with the department's contaminated sites guidelines to inform intrusive works associated with ongoing development and management of the site. The plan should include the management of unexpected finds, waste management and dust suppression. Other than for analytical testing or temporary dewatering for development, the abstraction of groundwater for beneficial use (such as irrigation) is restricted. Please contact DWER for further information on Ongoing Site Management Plans.
 - Acid sulfate soils (ASS) risk mapping indicates that the eastern portion of the site is located within an area identified as representing a high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>. Dewatering works, if required, should be carried out in accordance with the report titled 'Acid Sulfate Soils Dewatering Management Plan, DevelopementWA, Perth City Link - Stage 5, Roe Street, Perth Western Australia' (Greencap, November 2020).
- z) All development and works shown outside of the lot boundaries including awnings and external treatments to the PTA infrastructure shall be including within easements on the certificate(s) of title.
- aa) With regard to Condition 29, 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 the DevelopementWA having first been sought.