

State Development Assessment Unit referral – Banks Street, East Victoria Park

Should the WAPC be of the view that the application is to be approved, the following conditions (without prejudice) are provided by the Town of Victoria Park:

1. The development, once commenced, is to be carried out in accordance with the approved plans at all times, unless otherwise authorised by the Department of Planning Lands and Heritage.
2. This decision constitutes planning approval only and is valid for a period of three (3) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to lodging an application for a building permit, a covering letter and copy of the final working drawings (prepared for the submission for an application for a building permit) and all associated reports and information that address the conditions of approval are to be submitted to, and cleared by, the Department of Planning Lands and Heritage of Town of Victoria Park.
4. Prior to the issuing of a building permit, the applicant must submit amended plans that demonstrate all circulation spaces (namely corridors) have a minimum width of 1.5m to the satisfaction of the Department of Planning Lands and Heritage. The development shall be constructed in accordance with the approved details and shall be thereafter maintained to the satisfaction of the Department of Planning Lands and Heritage.
5. Prior to the issuing of a building permit, the applicant/owner shall demonstrate that a minimum of 48 dwellings within the development have been designed to achieve the silver standard accessibility requirements outlined within the Liveable Housing Design Guidelines to the satisfaction of the Department of Planning Lands and Heritage.
6. Prior to the issuing of an occupancy permit, the applicant/owner shall provide written confirmation that a minimum of 48 dwellings as constructed have achieved the silver standard (refer to related Advice Note).
7. Prior to the issuing of a building permit, the applicant must submit amended plans that demonstrate permanent privacy screening of at least 75 per cent obscure to a minimum height of 1.6 metres above the finished floor level to each of the balconies facing west or as otherwise agreed in writing to the satisfaction of the Department of Planning Lands and Heritage. Prior to the occupation or strata-titling of the building(s), the privacy screens are to be installed in accordance with the approved amended plans to the satisfaction of the Department of Planning Lands and Heritage.
8. Prior to the issuing of a building permit, the applicant must submit amended plans that demonstrate external shading devices to apartments with a western aspect to the satisfaction of the Department of Planning Lands and Heritage. Prior to the occupation or strata-titling of the building(s), whichever occurs first, the external shading devices are to be installed in accordance with the approved amended plans to the satisfaction of the Department of Planning Lands and Heritage.
9. Prior to the occupation or strata-titling of the building(s), whichever occurs first, a minimum of 25kW solar PV system being installed and implemented to the satisfaction of the Department of Planning Lands and Heritage.

10. Prior to lodging an application for a building permit, it shall be demonstrated to the Department of Planning Lands and Heritage's satisfaction that development will achieve a minimum NatHERS Rating of 6.5 and an average NatHERS Rating of 7.5.
11. Prior to the occupation of the buildings, certification is to be provided that no natural gas has been used for dwelling heating or cooking to the satisfaction of the Department of Planning Lands and Heritage.
12. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Department of Planning Lands and Heritage details of the proposed Electric Vehicle charging infrastructure.
13. Prior to the occupation or strata-titling of the building(s), whichever occurs first, Electric Vehicle charging infrastructure as per the approved details being implemented to the satisfaction of the Department of Planning Lands and Heritage.
14. Prior to lodging an application for a building permit, a detailed landscaping, reticulation and landscaping maintenance plan for the subject site and the adjacent road verge(s) must be submitted to and approved by the Department of Planning Lands and Heritage.
15. Prior to the occupation or strata-titling of the building(s), whichever occurs first, landscaping, reticulation and landscaping maintenance infrastructure and systems as per the approved details being implemented to the satisfaction of the Department of Planning Lands and Heritage.
16. Prior to lodging an application for a building permit, satisfactory arrangements to be made with the Department of Planning Lands and Heritage to ensure that the applicant/owner is to contribute a sum of 1% of the value of the total construction value towards public art prior to occupation of the building.
17. Prior to submission of an application for the relevant building permit, complete details of the proposed external colours, finishes and materials to be used in the construction of the buildings and all fencing visible from the public realm, are to be submitted to and approved in writing by the Department of Planning Lands and Heritage, on advice of its State Design Review Panel. The development shall be constructed in accordance with the approved details and shall be thereafter maintained to the satisfaction of the Department of Planning Lands and Heritage.
18. Prior to the occupation or use of the development, all on site car bays being provided in accordance with the approved plans to the satisfaction of the Department of Planning Lands and Heritage.
19. A minimum of 78 car parking bays to be provided on site for the exclusive use of residents. These bays shall be marked accordingly prior to the first occupation or commencement of the development to the satisfaction of the Department of Planning Lands and Heritage.
20. A minimum of 8 car parking bays to be provided on site at the ground floor for shared use by residential visitors, commercial visitors and commercial staff. These bays shall be marked accordingly prior to the first occupation or commencement of the development to the satisfaction of the Department of Planning Lands and Heritage.

21. All car parking bays to be lined-marked and designed in accordance with Australian Standards AS2890.1 and AS2890.6 to the satisfaction of the Department of Planning Lands and Heritage.
22. Prior to submission of an application for the relevant building permit, storage details of a minimum 85 residential bicycle stores must be submitted to and approved by the Department of Planning Lands and Heritage. This bicycle storage is to be installed in accordance with the approved details prior to the occupation or strata-titling of the building(s), whichever occurs first, to the satisfaction of the Department of Planning Lands and Heritage.
23. Prior to the occupation or use of the development, a minimum of 9 visitor bicycle spaces (bike rack spaces) being provided to the satisfaction of the Department of Planning Lands and Heritage.
24. Prior to submission of an application for the relevant building permit, all plant equipment, air conditioning units, hot water systems, water storage tanks, service metres, bin storage areas and clothes drying facilities must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Department of Planning Lands and Heritage. The development shall be constructed in accordance with the approved details, and maintained thereafter, to the satisfaction of the Department of Planning Lands and Heritage.
25. Prior to lodging an application for a building permit, details demonstrating that services accessible from the street will be integrated with either landscape design or building design (to not be visually obtrusive) shall be submitted and approved by the Department of Planning Lands and Heritage. The development shall thereafter be constructed in accordance with the approved details.
26. Prior to lodging an application for a building permit, a detailed Waste Management Plan is to be submitted and approved by the Department of Planning Lands and Heritage, on the advice of the Town of Victoria Park, which details how waste storage and collection will take place with minimal streetscape impact (e.g. minimal bin presentation on the verge), minimal risk to vehicular and pedestrian safety (e.g. waste collection timing for shared entry space) and minimal noise amenity impact to residents (e.g. minimising loud noises from waste collection, and timing waste collection to reduce amenity impact) . The development shall be constructed and thereafter operate in accordance with the approved Waste Management Plan.
27. Prior to lodging an application for a building permit, an Acoustic Assessment and detailed Noise Management Plan is to be submitted and approved by the Department of Planning Lands and Heritage, on the advice of the Town of Victoria Park, which demonstrates that:
 - a. dwellings are sufficiently insulated from noise-sources within the development including communal-areas, air-conditioning units, waste-compaction units, mechanical equipment and commercial areas.
 - b. Noise from waste collection activities, including the collection vehicle, complies with the *Environmental Protection (Noise) Regulations 1997*Any recommended mitigation or design measures are to be incorporated into the drawings and submitted for a building permit and the development shall be constructed in accordance with the approved details.
28. Prior to lodging an application for a building permit a detailed Noise Management Plan is to be submitted and approved by the Department of Planning Lands and Heritage,

which demonstrates that the development has been designed to meet the relevant requirements of State Planning Policy 5.4 'Road and Rail Transport Noise' (SPP5.4). Any recommended mitigation or design measures are to be incorporated into the drawings submitted for a building permit and the development shall be constructed and maintained thereafter in accordance with the approved details.

29. Prior to occupation of the development, a notification in the following terms shall be registered on the Certificate of Title for the residential strata lots under section 70A of the Transfer of Land Act 1893 at the expense of the developer:

Notice – This lot is situated in the vicinity of a transport corridor and is currently affected by transport noise.

30. Prior to lodging an application for building permit, the applicant shall submit a Stormwater Management Plan that has been designed and signed by a certified Hydraulic Engineer addressing issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration. In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for amendment to the development approval will be required.
31. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
- 32.
- a. Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out at Lot 2 and Lot 3 to determine if remediation is required to the satisfaction of the Department of Planning Lands and Heritage.
 - b. If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to completion of construction works at Lot 3001 to the satisfaction of the planning authority on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use. Investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines.
33. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Department of Planning Lands and Heritage on the advice of the Town of Victoria Park, and thereafter implemented to the satisfaction of the Department of Planning Lands and Heritage on the advice of the Town of Victoria Park, a construction management plan addressing the following matters:
- a. How materials and equipment will be delivered and removed from the site
 - b. How materials and equipment will be stored on the site;
 - c. Parking arrangements for contractors;
 - d. Construction waste disposal strategy and location of waste disposal bins;
 - e. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - f. How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - g. Construction traffic and pedestrian management; and
 - h. Other matters likely to impact on the surrounding properties.
34. The applicant or responsible contractor shall lodge an online application to Perth Airport's Protected Airspace Assessment Tool (PAAT). The application must be approved prior to the erection of a crane on the subject site, for works during both construction and operation.

