

FINAL 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 working drawings stage, to the satisfaction of the Metropolitan Redevelopment Authority (the Authority), prior to commencement of works. The approved plans and documents of development are listed as follows:

Plan / Document Name	Ref.	Date Received
Site Plan	SK_05	15 June 2020
Site GA Plan – Lower Ground Floor	SK_06	15 June 2020
Site GA Plan – Ground Floor	SK_07	15 June 2020
Lower Ground GA	SK_10	15 June 2020
Ground GA	SK_11	15 June 2020
Level 1 GA	SK_12	15 June 2020
Level 2 GA	SK_13	15 June 2020
Roof Plan	SK_15	15 June 2020
Elevations 1 of 2	SK_20	15 June 2020
Elevations 2 of 2	SK_21	15 June 2020
Section A + B	SK_30	15 June 2020
Section C + D	SK_31	15 June 2020
Section E	SK_32	15 June 2020
Plant Deck Proposal	SK_100	15 June 2020
External Finishes Palette	014668-61A-P	15 June 2020

(Refer to Advice Note a)

2. The design is to be amended to address the following items to demonstrate a high quality design and sense of place, as well as enhanced visual interest and activation in accordance with Subiaco Redevelopment Scheme 2, with details to be provided at working drawings stage and prior to commencement of construction, to the satisfaction of the Authority in consultation with its Design Review Panel:
 - a) enhance the interface of the building where it abuts the public realm;
 - b) provide enhanced depth to the northern façade through, for example, recessing the vertical panelling sections behind the plane of the brickwork;
 - c) enhance the amenity of the undercroft area;
 - d) increase the flexibility, amenity and adaptability of the art studios on the ground level, including the opportunity for greater interaction with the arts terrace and future public space to the north; and
 - e) provide enhanced pedestrian connectivity through the site.

(Refer Advice Note b)

3. Elevations, specifications and material samples detailing high quality external materials, finishes and colours for the development consistent with the quality of the approved External Finishes Palette are to be provided at working drawings stage and prior to commencement of construction, to the satisfaction of the Authority, in consultation with its Design Review Panel. (Refer Advice Note c)
4. An updated Landscape Plan detailing both 'soft' and 'hard' landscaping elements for the building and open spaces, and an associated irrigation and maintenance strategy, is to be provided at working drawings stage, with all landscaping to be installed in accordance with the Landscape Plan and maintained thereafter, to the

satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note d)

5. A report and Design Review Certificate from the Green Building Council of Australia (GBCA), or a Sustainable Design Assessment Report (SDAR) from a qualified professional, demonstrating that the proposal has been designed to achieve a minimum 4 Star Green Star rating, or equivalent, in accordance with the Authority's Development Policy 1 – Green Building, is to be provided at working drawings stage to the satisfaction of the Authority. (Refer Advice Note e)
6. A detailed report from a suitably qualified professional certifying that all initiatives in the report provided to satisfy Condition 5 above have been implemented, is to be provided at practical completion stage and prior to occupation of the building, to the satisfaction of the Authority.
7. An Acoustic Attenuation Report and certification from a qualified acoustic consultant, confirming that the design and construction of the building will achieve an appropriate level of sound attenuation in accordance with the Authority's Development Policy 3 – Sound and Vibration Attenuation, is to be provided at working drawings stage to the satisfaction of the Authority. (Refer Advice Note f)
8. Public art is to be provided in accordance with the Authority's Development Policy 4 - Providing Public Art, details of which are to be provided at working drawings stage and prior to commencement of construction, to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note g)
9. A Signage Strategy, detailing the proposed location and size of all external signage consistent with the Authority's Development Policy 6 – Signage, is to be provided at working drawings stage and implemented thereafter to the satisfaction of the Authority. (Refer Advice Note h)
10. A Lighting Strategy, detailing how lighting of the building exterior and ground floor public areas enhances building features, amenity and security is to be provided at working drawings stage and implemented thereafter to the satisfaction of the Authority. (Refer Advice Note i)
11. A Traffic and Access Management Plan, demonstrating effective management of traffic, car parking, drop-off bays, cyclists and pedestrian's infrastructure within and surrounding the site, is to be provided at working drawings stage and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco and the Department of Transport. (Refer Advice Note j)
12. A Travel Plan demonstrating objectives, strategies and actions to maximise the use of alternative forms of transport to private vehicles for staff and students is to be provided prior to occupation of the development and implemented thereafter, to the satisfaction of the Authority in consultation with the City of Subiaco and the Department of Transport, and implemented thereafter. (Refer Advice Note k)
13. End of trip facilities are to be provided for the development in accordance with the Transport Assessment dated 1 September 2020 and additional information provided to the Authority on 4 September 2020, at working drawings stage and prior to commencement of construction, to the satisfaction of the Authority in consultation with the City of Subiaco and Department of Transport. (Refer Advice Note l)
14. A Delivery and Waste Management Plan, demonstrating that deliveries, bin collection and waste management services can be adequately provided for and

managed, is to be provided for at working drawings stage and prior to commencement of construction and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco, and thereafter implemented. (Refer Advice Note m)

15. A Universal Access Statement, prepared by a suitably qualified person, is to be provided at working drawings stage, to the satisfaction of the Authority. (Refer Advice Note n)
16. A Crime Prevention Through Environmental Design (CPTED) Report, prepared by a suitably qualified person, confirming the development has been designed in accordance with CPTED principles is to be provided at working drawings stage to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note o)
17. Windows and glazed areas 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 working drawings stage to the satisfaction of the Authority. (Refer Advice Note p)
18. All service areas, service related hardware and piped/wired services (such as roof plant areas, fire booster cabinets, service meters, exhaust systems, solar array and air intake/outlet areas) are to be located internally, 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 and the public realm, details of which are to be provided at working drawings stage to the satisfaction of the Authority. (Refer Advice Note q)
19. All ground floor external walls are to be treated with anti-graffiti coatings and/or such measures to prevent vandalism of the building, details of which are to be provided at working drawings stage to the satisfaction of the Authority.
20. A Tree Protection Plan, prepared by a suitably qualified person, is to be provided prior to the commencement of construction and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note r)
21. A Storm Water Management Plan is to be provided at working drawings stage and prior to commencement of construction and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note s)
22. A Construction Management Plan is to be provided at working drawings stage and prior to commencement of construction and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note t)
23. A dilapidation survey of the footpaths, kerbs, carriageways, buildings and open space areas adjacent to the site is to be provided prior to the commencement of construction, to the satisfaction of the Authority, in consultation with the City of Subiaco. Any damage caused to the footpaths, kerbs, roads, buildings and open space areas is to be made good at the applicant's expense prior to occupation of the development. (Refer Advice Note u)

ADVICE NOTES:

- a) A covering letter and four sets of final working drawings (two digital and two hard copies) are to be submitted to the Authority prior to an application being made to the building permit authority and must be cleared prior to the commencement of works on site. Working drawings are to comply with all of the above conditions and any variations from the approved drawings are required to be clearly identified.

In accordance with s62(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, the Authority will provide a clearance letter and copies of the plans to the building permit authority to enable building permit assessment.

- b) With regard to Condition 2, Subiaco Redevelopment Scheme 2 requires development to deliver excellence in design, development and sustainability with the creation of a public environment and high quality buildings. To ensure the development meets the desired levels of design quality and amenity, and is integrated with the adjacent Green Link in a manner that supports its role as an important east-west pedestrian connection, the working drawings should demonstrate the following, in accordance with the additional conceptual information provided to the Authority on 4 September 2020:

- a) high quality, engaging and active interfaces between the building and the public realm, consistent with that demonstrated in the Stage 1 Bob Hawke College design and delivery, with:
- finished floor levels that relate to the existing and future adjacent public realm (i.e. future public realm to the west adjacent to Subiaco Oval);
 - integration of the vehicle access point from Subiaco Road into the overall building design and consideration of how it might integrate appropriately into the future design of the green link public space to the north;
 - enhanced visual interest along the northern façade at the ground level to ensure this level does not read as a basement level;
 - a highly legible and attractive building entrance from Coghlan Road (eastern façade) in keeping with the overall building design, with consideration given to the extent of fencing required to the eastern end of the lower courtyard; and
 - achievement of adequate access to natural light and ventilation for lower ground floor classrooms.
- b) recessing of the panels (CL-02 CFC cladding) would demonstrate enhanced expression of the brickwork on the northern elevation, in a manner similar to the western elevation, to provide greater depth and visual interest;
- c) achievement of adequate access to natural light and ventilation for the undercroft area to provide a suitable level of amenity for staff and students, with consideration given to reducing the extent of the western wall to the ramp; and
- d) enhanced pedestrian experience along the connection link to Stage 1 with consideration of how its presentation as a long, linear corridor can be

reduced, while ensuring the height of balustrading is appropriate for a school environment and a caged environment is not created.

- c) With regard to Condition 3, further details and information, including final specifications and samples, are to be provided for all external elevations, demonstrating high quality and durability of materials have been maintained (or enhanced) from development application stage through to working drawings and construction.
- d) With regard to Condition 4, the Updated Landscape Plan is to ensure a consistent landscape design aesthetic is provided for external areas of the school and should include, but is not limited to the following information:
- details of how the landscape design, plantings, building edge and levels will effectively and seamlessly integrate with the adjacent public realm and Stage 1 development;
 - existing and proposed site levels and provision of universal access;
 - details of the courtyard, undercroft and roof terrace hard and soft landscaping;
 - species, sizes and types of plantings, including native and water sensitive planting;
 - sustainable reticulation of plantings;
 - paving and other surface treatments;
 - seating, lighting, shade structures and other hard infrastructure;
 - integration of public art;
 - details of on-going management and maintenance.

In addition, the Updated Landscape Plan should be reviewed to ensure the selected plant species respond to the low level of direct natural light to the southern courtyards and introduces a level of colour to the natural landscape. The programming and layout of the internal southern courtyards should respond by providing a more tailored design response to these conditions.

The Updated Landscape Plan should also consider the role and function(s) of communal areas and other public spaces (i.e. the future 'green link' to the north, undercroft area) and how these spaces complement each other. Details of any infrastructure or security measures to support the intended function and activation of outdoor spaces during and outside of school hours (if available to the public) should also be provided.

- e) With regard to Condition 5, in accordance with Development Policy 1 – Green Building the development is to be designed and built to achieve a minimum 4 Star Green Star rating or equivalent. All buildings are to be designed to comply with the redevelopment areas objective of enhancing environmental integrity by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.

In particular, the design, construction and operation/management of the building and associated landscaped areas should demonstrate a "whole of site" approach to sustainable design and address, as a minimum:

- strategies to minimise potable water usage through water efficiency;
- energy efficiency and energy efficient fixtures and appliances;
- a naturally comfortable indoor environment including access to natural light and ventilation as well as thermal comfort levels; and
- sustainable waste management in construction and operation.

- f) With regard to Condition 7, the applicant is advised that the Acoustic Attenuation Report is to certify that the construction of the building will achieve an appropriate

level of sound attenuation (if required) in accordance with Development Policy 3 – Sound and Vibration Attenuation. The report should address (amongst other issues):

- potential noise intrusion sources from adjacent land uses including traffic and the railway corridor;
- potential noise emissions (roof terrace, music rooms etc.); and
- mechanical service systems (such as exhaust 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*.

- g) With regard to Condition 8, the provision of public art is to be in accordance with Development Policy 4 – Providing Public Art, with a minimum contribution, either as public art or cash-in-lieu of \$368,000.00 based on the development value of \$36.8 million).

In addition, the applicant is advised that artists should be informed of the site's historic values as the location of the former Subiaco Municipal Tree Nursery, established in 1921 under the direction of head gardener Alexander Bruce. This nursery is believed to be the first place where seeds from Aleppo Pines were propagated for distribution around Western Australia. The three Aleppo Pines, located on the Subiaco Road verge in front of Stage 2 were propagated in the nursery and are valued for their association with the Australian men and women who served at Gallipoli and the practice following the war of commemorating their service and sacrifice through planting this species of tree.

- h) With regard to Condition 9, the Signage Strategy should provide an indicative plan of all proposed signage (including wayfinding) outlining the locations and dimensions, demonstrating that such signage will be complementary to the architectural design of the building and not obscure architectural detail and materiality.

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

- i) With regard to Condition 10, the Lighting Strategy is to:
- include a plan which illustrates how the building will be illuminated to highlight architectural elements to provide an attractive building with consideration given to how the building presents at night;
 - demonstrate how lighting and safe access will be provided between the development and the public realm and within 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 is controlled to an acceptable level.
- j) With regard to Condition 11, Traffic and Access Management Plan is to address the following:
- any proposed modifications to Court Place and Coghlan Road, which are roads that form part of the Long Term Cycling Network;
 - any proposed modifications to the Subiaco Road/Coghlan Road and Roberts Road/Coghlan Road intersections;
 - details of any formal pedestrian/cyclist crossings that is to be finalised and implemented prior to completion of Stage 2 to mitigate any risks;
 - any additional drop-off/pick-up bays;

- any additional end of trip facilities;
 - allocation of dedicated staff, ACROD and visitor car parking bays;
 - investigation of bus routes to northern catchment of the school should be undertaken as there are inadequate services available to northern suburbs; and
 - the dimensions of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with Australian Standards 2890.1.
- k) With regard to Condition 12, the Travel Plan is to address the following:
- implementation of the measures identified in the Transport Assessment, prepared by ARUP for the development application, particularly the Bob Hawke College Travel Plan;
 - provide an awareness to incoming staff and students of the intent to maximise alternative forms of transport to private vehicles and minimise student drop-off/pick-up spaces and staff car parking bays; and
 - establish a Travel Plan Steering Committee and appoint a Travel Plan Coordinator to ensure the Travel Plan is successfully implemented.
- l) With regard to Condition 13, provision of end of trip facilities should include a minimum of 60 bicycle spaces for Stage 2 with consideration also given to providing additional spaces for future EOT facilities in the future due to the current level of usage of active modes of transport.
- m) With regard to Condition 14, the Delivery and Waste Management Plan is to ensure all deliveries and collections occur within designated internal building areas, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions.
- n) With regard to Condition 15, the Universal Access Statement is to confirm that the development complies 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 1922*.
- o) With regard to Condition 16, the CPTED Report should address the safety of publically accessible/communal internal areas, including the ground level and adjacent public realm, and should include locations, specifications, coverage and management responsibilities of CCTV cameras on the building façade and in the public realm. The CPTED Report should inform the Landscape Plan and Lighting Strategy.
- p) With regard to Condition 17, 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 or roller shutters/security blinds. Glazing at ground level should ensure a high level of passive surveillance and visible indoor activity is maintained in accordance with the Inner City College Design Principles and Development Policy 5 — Additional Structures. Details of any proposed window tinting or treatments are to be provided at working drawings stage.
- q) With regard to Condition 18, services and service related infrastructure includes but is not limited to all piped and wired services, roof plant/plant areas, bin storage areas, service meters and related infrastructure, fire booster cabinets, exhaust systems, air-conditioning units, antennae and satellite dishes.

Service and plant areas, and service infrastructure are to be integrated into the development in a manner that does not undermine the overall architectural quality.

Details to be provided include material treatment, finishes and detailing that is consistent with the remainder of the façade, to ensure the high quality design of the development is not compromised. Details should also be provided demonstrating that the roof treatment conceals roof plant equipment and solar photovoltaic arrays, and considers views from above, given future height in this area.

- r) With regard to Condition 20, the Tree Protection Plan should include details of the following:
- dust control and regular watering regime;
 - pruning of trees to create access for scaffolding will not be supported;
 - any tree works are to be undertaken by a certified Arborist approved by the City; and
 - establishment of Tree Protection Zones, including the following:
 - where excavation to a depth greater than 100mm is proposed the clearance should be greater than three (3) metres from the base of the existing tree;
 - all work carried out under this contract is to comply with the City's policies, guidelines and AS 4970-2009;
 - no tree roots within the TPZ are to be cut or damaged. No tree roots outside of the TPZ are to be cut without the authorisation of the City's arborist. Roots approved for cutting are to be cut in accordance with the appropriate arboriculture standards. Where any work including excavation, compaction and/or machine trenching is required, a City officer must be on-site during excavation; and
 - during construction any roots encountered larger than 50mm are not to be cut without permission of the City's Arborist.
- s) With regard to Condition 21, the Storm Water Management Plan is to provide a detailed drainage calculation demonstrating that the proposed development is able to contain stormwater within the site. The above ground over flow for 1 in 100 years' storm recurrence interval is to be maintained within the property boundaries. Water Sensitive Urban design principles and water harvesting techniques may be used as part of the overall drainage design.
- t) With regard to Condition 22, the Construction Management Plan is to address the following matters:
- construction operation days/hours, with consideration for surrounding premises/residents;
 - management of dust, noise and other construction activities;
 - vibration management, including details of any equipment and activities which may cause invasive vibration, and management of such situations;
 - dewatering and stormwater management during construction;
 - details of deliveries, collections, on-site storage and waste management;
 - staff facilities and car parking arrangements for workers;
 - traffic management, including management of all construction works traffic and all measures to minimise disruption to vehicle, cyclist and pedestrian movements within the vicinity of the site;
 - details of all signage and fencing, including high quality site hoardings, and any gantry arrangements;
 - community consultation plan, which identifies how stakeholders and affected landowners will be notified of any construction impacts including details of complaint resolution procedures; and
 - any other matters deemed appropriate by the Authority.

- u) With regard to Condition 23, the Dilapidation Survey(s) are to address the following matters:
- clearly identify the name of the organisation and person(s) undertaking the inspection and shall include their relevant qualifications;
 - prepared in accordance with relevant legislation and standards, including Australian Standard AS4349.1 (or equivalent);
 - a calibration gauge should be used for measurement, in combination with high resolution photos for accurate record keeping;
 - landowners of properties requiring dilapidation survey are to be afforded the opportunity by the applicant to identify any existing areas of concern that can be visually identified and recorded in any dilapidation survey;
 - the applicant, in consultation with the owner of the property requiring the dilapidation survey, is to ensure that every reasonable effort is made to ensure that they can obtain safe and reasonable access to any and all areas of a property requiring a dilapidation survey;
 - landowners of properties requiring dilapidation surveys are to be provided the same copy and version of the dilapidation survey as any submitted to the City of Subiaco as part of any request to clear conditions of development approval as required; and
 - consideration will be given to written feedback from landowners up to seven days after receipt of the dilapidation report.
- v) Notwithstanding clause 5.23 of the Subiaco Redevelopment Scheme 2, which sets out a standard two validity period for development approvals, due to the impact of the COVID-19 pandemic and the potential delays associated with this situation, a four-year validity period applies to this approval.

Any application to extend the validity period beyond four years will require a full assessment under the relevant statutory planning framework.