

**Conditions and Advice Notes - Development Application - Lot 204 (No. 12)
Wunderlich Road, Subiaco - Proposed Five Storey Residential Development**

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. No.	Rev.	Date Received
Site and Locality	A1-01	I	24 August 2020
Basement Level Plan	A2-01	K	11 September 2020
Lower Ground Floor	A2-02	K	11 September 2020
Ground Floor	A2-03	J	1 September 2020
Level 1	A2-04	J	1 September 2020
Level 2	A2-05	J	1 September 2020
Level 3	A2-06	J	1 September 2020
Level 4	A2-07	J	1 September 2020
Roof Top Plan	A2-08	D	1 September 2020
North Elevation	A3-01	D	1 September 2020
East Elevation	A3-02	E	11 September 2020
South Elevation	A3-03	D	1 September 2020
West Elevation	A3-04	D	1 September 2020
Section AA	A4-01	J	1 September 2020
Section BB	A4-02	A	1 September 2020
Part Section EE and Part Section FF	A4-03	I	24 August 2020
Landscape Concept – (Prepared by Plan E)	C1.101 to C1.115	D	24 August 2020
External Materials & Finishes Schedule	-	-	3 September 2020
Environmental Sustainable Design Target Setting Analysis (14 May 2020 CADDs Group)	112402	-	18 May 2020
Design Notes – Sustainable Use of Materials (6 August CADDs Group)	122402	-	24 August 2020
Operational Waste Management Plan (September 2020 Talis)	TW20045	2a	11 September 2020

2. The design is to be amended to demonstrate a high level of amenity for occupants and visitors in accordance with the Australian Fine China Design Guidelines, with details provided at working drawings stage to the satisfaction of the Authority in consultation with the Authority's Design Review Panel, in relation to the following matters:

- a) ensure efficient and amenable access to the ground level communal areas, directly from the main lobby to the central courtyard;
- b) provide sufficient weather protection for the communal corridors abutting the central courtyard;
- c) provide access to natural light and ventilation for all dwellings; and
- d) incorporate adequate privacy measures for the dwellings at the ground and lower ground levels.

(Refer to Advice Note b)

3. All ancillary structures on the roof level (Roof Top Plan A2-08 Rev D) are to comply with section 2.6 of the Australian Fine China Design Guidelines, and are to be designed as lightweight structures with open roofs and sides to minimise visual impact while providing shade, comfort and amenity for the communal area, details of which are to be provided at working drawings stage to the satisfaction of the Authority. (Refer Advice Note c)
4. Elevations, specifications and samples, which detail high quality external materials, finishes and colours consistent with the contemporary industrial aesthetic sought under section 2.2 of the Australian Fine China Precinct Design Guidelines are to be provided at working drawings stage to the satisfaction of the Authority. (Refer Advice Note d)
5. A detailed report from a suitable qualified professional certifying that the development has been designed in accordance with the *Environmental Sustainable Design Target Setting Analysis* (14 May 2020 CADDs Group) and achieves a minimum 8 Star NatHERS rating is to be provided at working drawings stage to the satisfaction of the Authority.

The report is to demonstrate a 'whole of building approach' to sustainable design and is to include details of rainwater harvesting tank/s for on-site re-use and an onsite grey water treatment and re-use system. Suitable internal meters are to be installed in residential apartments to enable monitoring of water and energy use. (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. The development is to be designed in consultation with a qualified acoustic consultant who must certify that the 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, details of which are 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 to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note g)
9. A Car Parking and Traffic Management Plan demonstrating allocation of car bays in accordance with Subiaco Redevelopment Scheme 2 and safe vehicle access, circulation and egress methods is to be provided at working drawings stage and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note h)
10. Bicycle parking and end of trip facilities are to be provided in accordance with section 2.4 of the Australian Fine China Design Guidelines, details of which are to be provided at the working drawings stage to the satisfaction of the Authority. (Refer Advice Note i)
11. An updated Waste Management Plan is to be provided at working drawings stage, and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note j)
12. A Landscape Plan detailing both 'soft' and 'hard' landscaping elements and an associated irrigation and maintenance strategy is to be provided at working

drawings stage, with all landscaping to be installed and maintained in accordance with the Landscape Plan thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer Advice Note k)

13. A Lighting Strategy, detailing lighting of the building exterior and ground floor public areas to enhance 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 l)
14. 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 to Advice Note m)
15. Adaptable housing is to be provided in accordance with the Authority's Development Policy 10 - Adaptable Housing, details of which are to be submitted at working drawings stage to the satisfaction of the Authority. (Refer Advice Note n)
16. A Stormwater Management Plan is to be provided at working drawings stage, and implemented thereafter to the satisfaction of the Authority in consultation with the City of Subiaco. (Refer Advice Note o)
17. All piped and wired services, service areas (including substations) and service related hardware (such as service meters, fire booster cabinets, exhaust systems, air-conditioning units, antennae, satellite dishes and clothes drying areas) are to be concealed from public view, integrated in the overall design and located to minimise the impact on the public realm, details of which are to be provided at working drawings stage to the satisfaction of the Authority. (Refer to Advice Note p)
18. Windows and glazed areas on the ground floor 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 to 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 Construction Management Plan is to be provided at working drawings stage and implemented thereafter to the satisfaction of the Authority, in consultation with the City of Subiaco. (Refer to Advice Note r)
21. A dilapidation survey of the footpaths, kerbs, roads, buildings and open space areas within the immediate locality surrounding the site is to be provided at working drawings stage 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.

ADVICE NOTES:

- a) A covering letter and four sets of final working drawings (two digital and two hard copies) and a material samples board are to be submitted to the Authority prior to an application being made to the City of Subiaco for a building permit 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 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, the Authority will provide a clearance letter and copies of the plans to the City of Subiaco to enable building permit assessment.

- b) With regard to Condition 2, the Australian Fine China Design Guidelines and the Subiaco Redevelopment Scheme 2 require development to achieve a high standard of architectural design that is of a contemporary vernacular, responds to the environment and enhances amenity for workers, residents and visitors. To ensure the development meets the desired levels of design quality and amenity, the working drawings should demonstrate:
- a) a highly resolved ground level transition between the northern and southern lobbies, with a direct and universally accessible link between the main lobby and the central courtyard to enhance legibility, wayfinding and accessibility through the site;
 - b) weather protection for communal corridors that does not prohibit cross-ventilation to dwellings and visual interaction with the courtyard;
 - c) how the residential units will be naturally ventilated and lit via the central courtyard (i.e. by vents or openings located in or over the door, or other methods); and
 - d) details of appropriate privacy measures between the dwellings at lower ground and ground level (particularly Unit G04) and the adjacent public realm in accordance with section 5.5 'Privacy' of the Australian Fine China Design Guidelines.
- c) With regard to Condition 3, all roof top structures should be designed and constructed in accordance with section 2.6 Private Open Space of the Australian Fine China Design Guidelines, which permit lightweight weather protection structures on the roof where such structures are not visible from the public realm or provide habitable, enclosed floor space. The applicant is advised that this approval does not permit any form of enclosure of the roof structures, either on a temporary or permanent basis, including the use of 'café blinds', operable glass louvres or any similar structures.
- d) With regard to Condition 4, the Australian Fine China Design Guidelines require a material palette that responds to the industrial heritage of the site. The working drawings should demonstrate how the proposed materials and finishes will achieve the design intent to reference pottery glazing by glassed finished brickwork via physical material samples and architectural details.
- e) With regard to Condition 5, the applicant is advised that section 3.0 'Sustainability' of the Australian Fine China Design Guidelines requires all development to:
- be designed to achieve a minimum 8 star NatHERS rating;
 - utilise a minimum of 75% of roof area to capture and reuse rainwater run-off;

- connect to the central precinct rainwater reservoir as a source of water for use in bathrooms and laundries;
 - incorporate greywater treatment and reuse systems;
 - install internal meters in each apartment to monitor water and energy usage; and
 - incorporate lighting levels reduced to 12 kWh/m²/year, variable speed drives to all pumps and fans, low emissivity (Low E) glazing and exhaust air heat recovering to wet areas (restaurant/cafe component only).
- f) With regard to Condition 7, the 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. The report should address:
- potential noise impacts from adjacent uses including traffic and any entertainment and recreational activities in the vicinity; 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*.
- 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 of cash-in-lieu of \$270,000 based on the development value of \$27 million.

The Authority is supportive, in-principle, of the development of a precinct public art program which combines the minimum public art contributions of Lots 202, 204 and 207. Documentation is required to be submitted which demonstrates compliance with Development Policy 4 – Providing Public Art requirements for a Public Art Strategy, including but not limited to:

- public art budget for each development;
 - timeline and staging of the program across the Lots 202, 204 and 207;
 - proposed locations for public artworks;
 - support from relevant landowner/s for works on public land; and
 - artworks consistent with the requirements of Development Policy 4 and section 5.8 ‘Public Art’ of the Australian Fine China Design Guidelines.
- h) With regard to Condition 9, the Car Parking and Access Management Plan should be prepared in accordance with section 2.4 ‘Car Parking and End of Trip Facilities’ of the Australian Fine China Design Guidelines, and based on a revised Traffic Impact Assessment that is prepared in accordance with the Transport Impact Assessment Guidelines (prepared by Western Australian Planning Commission), and should to include details on the following (and be reflected in the working drawings where applicable):
- allocation and identification of residential car and scooter/motorcycle bays in accordance with Subiaco Redevelopment Scheme 2 and the Australian Fine China Design Guidelines, including –
 - a minimum of 1 and a maximum of 1.4 car parking bays per residential dwelling;
 - a minimum of 8 residential visitor car parking bays;
 - a minimum of 1 non-residential car parking bay per 100m² NLA .
 - effective and safe management of traffic movements to, from and within the car parking areas onto Eakins Lane;
 - protection of cyclist and pedestrian routes in and around the development;
 - 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 to the site;

- the dimensions of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with the Australian Standards AS2890.1;
 - management and allocation of tandem bays;
 - identification of ACROD bays; and
 - sufficient sightlines and appropriate truncation of the building adjacent to the Eakins Lane crossover.
- i) With regard to Condition 10, section 2.4 'Car Parking and End of Trip Facilities' of the Australian Fine China Design Guidelines requires:
- minimum of one secure bicycle storage per dwelling;
 - minimum one secure bicycle storage, one locker and shower/change facility for the management office; and
 - safe access to be provided to the end of trip facilities within the car park.
- j) With regard to Condition 11, the updated Waste Management Plan is to address the initiatives identified in the Waste Management Statement prepared by Talis and submitted on 11 September 2020, and comply with the Australian Fine China Design Guidelines, the City of Subiaco's standards in regard to waste and the *Health Local Laws 1999* and the Western Australian Local Government Association Multiple Dwellings Waste Management Plan Guidelines. The plan is to include the commercial and residential waste volume calculations as well as the loading and weekly servicing arrangements together with all management and mitigation measures to minimise any detrimental impact on the use and enjoyment of Eakins Lane and the amenity of adjacent properties.
- k) With regard to Condition 12, the Landscape Plan is to comply with section 2.3.2 'Landscaping' of the Australian Fine China Design Guidelines and State Planning Policy 7.3 'Residential Design Codes Volume 2 – Apartments', and should provide details of the following:
- planting, tree and turf selections, including suitability to Perth's climate;
 - a minimum of 10% 'green roofs' (i.e. roof surface covered with natural vegetation);
 - screen material and plant species which protect the privacy of dwellings adjacent to the pool deck;
 - high quality paving selections and permeable surfaces;
 - irrigation/reticulation details and watering regime;
 - maintenance schedule and responsibilities;
 - layout, function and integration of communal open spaces within the development to ensure they are useable; and
 - any proposed fixed communal furniture.

The applicant is advised to liaise with the City of Subiaco 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.

- l) With regard to Condition 13, the Lighting Strategy is to comply with section 2.3.5 'Lighting' of the Australian Fine China Design Guidelines, with all lighting 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.

- m) With regard to Condition 14, the Signage Strategy should provide a plan of all proposed 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 the Authority's Development Policy 6 - Signage and the Australian Fine China Design Guidelines.
- n) With regard to Condition 15, at least 20% of the residential dwellings are to be designed and constructed to meet the Performance Standards for Development Approval in the Authority's Development Policy 10 – Adaptable Housing and Core Liveable Housing Design Elements.
- o) With regard to Condition 16, the Stormwater Management Plan is to demonstrate best practice Water Sensitive Design and alignment with the sustainability initiatives to minimise potable water usage as outlined in the Water Reduction Strategy in the *Environmental Sustainable Design Target Setting Analysis* (14 May 2020 CADDs Group) prepared for the project.

The City of Subiaco advises that all stormwater is to be retained on site and the above ground overland flow for 1% AEP (1 in 100 years) storm recurrence interval is to be maintained within the property boundary. Water Sensitive Urban Design (WSUD) principles and water harvesting techniques may be used as part of the overall drainage design to achieve this requirement. No stormwater will be permitted to enter the City of Subiaco stormwater drainage system.

- p) With regard to Condition 17, 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 an 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.
- q) With regard to Condition 18, protection of windows from the sun or for privacy should be achieved through architectural devices and passive solar design, rather than through reflective coatings or roller shutters/security blinds. Details of any proposed window tinting or treatments are to be provided at working drawings stage.
- r) With regard to Condition 20, the Construction Management Plan is to include details of the following:
 - establishment of Tree Protection Zones (TPZ) around each existing street tree and maintained for the period of construction. Each TPZ should be a minimum of two metres extending out from the base of the tree;
 - design and specifications of high quality fencing/hoarding and signage used to secure the site;
 - work hours, including approval for out of hours construction work under the *Environmental Protection (Noise) Regulations 1997*, with details of noise impact predictions and attenuation measures;
 - vibration management, including details of any equipment or activities which may cause invasive vibration and management of such situations;
 - truck routes, layover areas and site access plan;
 - sand, dust and erosion management;
 - contamination, dewatering and stormwater management;
 - 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.

The applicant is further advised that on-street parking restrictions apply. It is recommended that a Commercial Parking Permit is sought from the City of Subiaco for vehicles associated with construction of the development.