

DEVELOPMENT APPLICATION – LOT 100 (NO. 50) NELSON CRESCENT, EAST PERTH – PROPOSED EDUCATIONAL ESTABLISHMENT

The application for approval to undertake development in accordance with the plans attached thereto is granted subject to the following conditions:

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 the DevelopmentWA prior to the commencement of construction. The approved plans and documents of development are listed as follows:

Plan / Document Name	Ref.	Date Received
Waste Management Plan	Rev_1	19 November 2025
Acoustic Report	Rev_00	19 November 2025
Landscape Management Plan	Version B	19 November 2025
Heritage Impact Statement	Issue 2	19 November 2025
Stormwater Management Plan Main Works	Forth-Rpt-C-003, Revision C	19 November 2025
Sustainability Report	Revision C	19 November 2025
EPPS Transport Plan	81113-953-Flyt-Rep-05 Rev1	19 November 2025
School Transport Access and Management Plan	81113-953-Flyt-Rep-00011 Rev1	19 November 2025
CPTED Review	807250509001, Revision 0	21 January 2026
East Perth Primary School Signage Strategy	Revision B	19 November 2025
Site Plan	_A1000 (08)	19 November 2025
General Arrangement – Floor Plan – Ground Level	_A1100 (08)	19 November 2025
General Arrangement – Floor Plan – Level 1	_A1101 (07)	19 November 2025
General Arrangement – Floor Plan – Level 2	_A1102 (08)	19 November 2025
General Arrangement – Floor Plan – Level 3	_A1103 (08)	19 November 2025
General Arrangement – Floor Plan – Roof	_A1104 (08)	19 November 2025
Main Building Floor Plan – Level Ground South	_A1201 (08)	19 November 2025
Main Building Floor Plan – Level Ground East	_A1202 (08)	19 November 2025
Main Building Floor Plan – Level 1 North	_A1210 (06)	19 November 2025
Main Building Floor Plan – Level 1 South	_A1211 (06)	19 November 2025
Main Building Floor Plan – Level 1 East	_A1212 (06)	19 November 2025
Main Building Floor Plan – Level 2 North	_A1220 (07)	19 November 2025
Main Building Floor Plan – Level 2 South	_A1221 (06)	19 November 2025
Main Building Floor Plan – Level 2 East	_A1222 (06)	19 November 2025
Main Building Floor Plan – Level 3 North	_A1230 (07)	19 November 2025

Main Building Floor Plan – Level 3 South	_A1231 (06)	19 November 2025
Main Building Floor Plan – Roof North	_A1240 (07)	19 November 2025
Main Building Floor Plan – Roof South	_A1241 (07)	19 November 2025
Hall Building Floor Plan – Level 1	_A1250 (06)	19 November 2025
Hall Building Floor Plan – Level 2	_A1251 (07)	19 November 2025
Hall Building Floor Plan – Roof	_A1252 (07)	19 November 2025
Court Building Floor Plan – Level 1	_A1260 (06)	19 November 2025
Elevations	_A2000 (05)	19 November 2025
Elevations	_A2001 (05)	19 November 2025

2. A final Stormwater Management Plan is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Perth and the Department of Biodiversity, Conservation and Attractions (Refer to Advice Note c).
3. A Construction Management Plan is to be submitted at planning condition clearance (working drawings) stage and adhered to for the duration of construction, to the satisfaction of DevelopmentWA, in consultation with the City of Perth and the Department of Biodiversity, Conservation and Attractions. (Refer Advice Note d).
4. A dilapidation survey of properties adjacent to the site or possibly affected by the works is to be carried out and submitted at planning condition clearance (working drawings) stage, prior to works taking place on site to the satisfaction of DevelopmentWA, in consultation with the City of Perth (Refer Advice Note e).
5. Elevations and specification detailing high quality 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 f).
6. All service areas, service related hardware and piped or wired services (such as car park gates, plant areas, fire booster cabinets, service meters, exhaust systems and air-conditioning units) are to be designed as an integral component of the development or screened from public view, to minimise any detrimental impact on the architectural quality of the building and 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 g).
7. Windows and glazed areas are not to be provided with dark or reflective tinting, obscured glazing, visually obtrusive signage or with roller shutters/security blinds or other such devices, details of which are to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note h).
8. Bicycle Parking and End of Trip Facilities are to be provided in accordance with Section 2.4.5 of the Hillside Design Guidelines, final details of which are to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note i).
9. Crossovers, driveways, car parking, vehicle manoeuvring spaces and circulation areas are to be constructed, sealed, kerbed, marked, drained, and maintained in accordance with the approved plans and Australian Standard AS2890.01 to the satisfaction of DevelopmentWA, in consultation with the City of Perth. (Refer to Advice Note j).

10. A Wayfinding and Signage Strategy, detailing the proposed location and size of all external signage consistent with Development Policy 6 – Signage, is to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note k).
11. A report from the Green Building Council of Australia, or a Sustainable Design Assessment Report from a suitably qualified professional, demonstrating that the proposal has been designed to achieve a minimum 4 Star Green Star rating, or equivalent, in accordance with Development Policy 1 – Green Buildings is to be provided at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note l).
12. A detailed report from a suitably qualified professional is to be submitted to DevelopmentWA at practical completion stage and prior to occupation of the building, confirming that all initiatives identified in the design certification and integral to the achievement of the minimum 4 Star Green Start rating (or agreed alternative) have been implemented, to the satisfaction of DevelopmentWA.
13. A final landscape plan detailing both soft and hard landscaping elements and ongoing maintenance and management requirements 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 Biodiversity, Conservation and Attractions. (Refer to Advice Note m).
14. Public art is to be provided in accordance with Development Policy 4 – Providing Public Art, details of which are to be provided at planning condition clearance (working drawings) stage and installed prior to occupancy to the satisfaction of DevelopmentWA. (Refer to Advice Note n).
15. A report and certification from a qualified acoustic consultant are to be submitted at prior to occupation of the buildings, 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 in consultation with the City of Perth. (Refer to Advice Note o).
16. A final Waste Management Plan is to be submitted prior to occupation, and implemented thereafter, to the satisfaction of DevelopmentWA, in consultation with the City of Perth. (Refer to Advice Note p).
17. A final School Transport Access and Management Plan demonstrating management of parking bays, safe vehicle access, circulation, and egress, is to be submitted 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 q).
18. A Lighting Strategy for the development is to be submitted at planning condition clearance (working drawings) stage and implemented thereafter to the satisfaction of DevelopmentWA. (Refer to Advice Note r).
19. The recommendations of the Crime Prevention Through Environmental Design (CPTED) Review prepared by Connley Walker (dated 3 June 2025) are to be implemented as reasonably practicable, prior to occupation of the development, details of which are to be submitted to the satisfaction of DevelopmentWA. (Refer Advice Note s).

20. Any damage caused to the landscaping, 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.
21. Any existing crossovers not included as part of the proposed development on the approved plan are to be removed and the verge reinstated with new kerbing to the satisfaction of DevelopmentWA, in consultation with the City of Perth.
22. All pedestrian and vehicle 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 conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA.
23. A Universal Access Statement, prepared by a suitably qualified professional, is to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note u).
24. 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 bb).



Head of Planning

3 March 2025
Date

ADVICE NOTES:

- a) A covering letter and the final planning condition clearance documents (working drawings) are to be submitted to DevelopmentWA prior to the issuing of a building permit and must be cleared prior to the commencement of works on site. In the event that the building permit applications are staged, DevelopmentWA may consent to a staged condition clearance approach. Such requests should be supported by a staging plan detailing the staging of works and the associated conditions to be cleared at each stage for agreement by DevelopmentWA. Condition clearance documents are to comply with all of the above conditions and any variations from the approved plans 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. Upon satisfactory assessment of the working drawings, DevelopmentWA will provide a clearance letter and copies of the plans to the relevant building permit authority and the City of Perth.

- b) A building permit issued by the relevant permit authority is required prior to the commencement of any works on site.
- c) With regard to Condition 2, the final Stormwater Management Plan should address requirements from the City of Perth and Department of Biodiversity, Conservation and Attractions and include the following:
- i. demonstrate that full retention of stormwater generation will occur on-site, minimising multiple pipe connections and eliminating connections greater than the 225mm diameter maximum. Any overflow connection from the site will be subject to separate approval from the City, built to City requirements. Typically only a single new point of connection will be permissible from a private property;
 - ii. all prior connections from the site to the City of Perth's network being removed back to the nearest stormwater connection point in the road reserve;
 - iii. management of on-site retention of the forward works stormwater drainage;
 - iv. confirmation that any sediment and surface flows are retained on-site to avoid sedimentation and ensure contaminants do not enter the neighbouring drainage system.

The applicant is advised to liaise with the City of Perth's Technical Services regarding drainage design.

- d) With regard to Condition 3, the Construction Management Plan should address the following matters, which are to address all phases of development, including demolition and construction, to demonstrate how the construction of the development will be managed to limit impacts on surrounding properties:
- i. Public safety and site security;
 - ii. Hours of operation;
 - iii. Dust management;
 - iv. Noise management;
 - v. Waste and material disposal;
 - vi. Parking arrangements for contractors and sub-contractors;
 - vii. Delivery and access arrangements;
 - viii. The storage of materials and equipment on site (no storage of materials within the public realm will be permitted);
 - ix. Details regarding the protection of existing street trees;
 - x. Bonding and remediation arrangements;

- xi. Detail how the works will be managed and implemented to minimise the risk of drainage, erosion and sedimentation on nearby water bodies and/or reserves during the work;
 - xii. Details of dewatering management. In the event it is proposed to dispose of extracted water either directly or indirectly (e.g. via the stormwater system) to the river, a dewatering management plan is to be approved by the Department of Biodiversity, Conservation and Attractions;
 - xiii. Materials imported onto the work site and surrounding area are to be geotechnically suitable and otherwise fit for their purpose and not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges contrary to the *Environmental Protection Act 1986* or other legislation; and
 - xiv. A program for monitoring any structural movement and potential vibration impacts on the *Gloucester Park* perimeter wall (including the return to Nelson Crescent). The Heritage Council is to be notified immediately if any impact occurs and advised on a recommended course of action by a suitably qualified structural engineer.
 - xv. Hoarding is to be freestanding from the *Gloucester Park* perimeter wall.
- e) With regard to Condition 4, the applicant is advised that the dilapidation survey should be prepared in accordance with the relevant legislation and standards, including AS4349.1 (or equivalent) and that a calibration gauge should be used for measurement, in combination with high resolution photos for accurate record keeping. The dilapidation survey should include, as a minimum, all buildings within close proximity to the site.

If the dilapidation survey is denied by an adjoining landowner, the applicant should demonstrate in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have not been successful.

- f) With regard to Condition 5, further details including final specifications and samples for façade treatments, fencing, shade elements and building colours and materials, should be provided demonstrating alignment with Section 2.3.2 - Active Edges and Section 2.2.13 Fencing of the Hillside Design Guidelines. High-quality and durable materials and design treatments across the development as well as robust colour and material selections should be achieved ensure the standard established through the design review is maintained through to delivery.

The final design details should be informed by the matters noted in the Design Review Panel Advice Note dated 22 October 2025 and associated Addendum dated 12 January 2026.

- g) With regard to Condition 6, all mechanical service systems (such as air conditioners) should be designed, located, and maintained such that they are not visible from the street and to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the *Environmental Protection (Noise) Regulations 1997*.

Services and service-related infrastructure includes but is not limited to all piped and wired services, car parking areas and associated ventilation, roof plant / plant areas, bin storage areas, service meters and related infrastructure, fire booster cabinets, exhaust systems and air-conditioning units.

Fire booster hydrants and service meter boxes should be designed, located, oriented, and finished to minimise any visual impact on the adjacent streetscape and maximise visual interaction between the development and the street.

The applicant is advised to liaise with service authorities to rationalise and consolidate service infrastructure, where possible. Where service infrastructure adjacent to the street cannot be avoided due to service authority requirements, landscaping should be designed and implemented to reduce the visibility of the infrastructure from the public realm.

- h) With regard to Condition 7, Development Policy 5 – Additional Structures and Section 2.3.2– Active Edges of the Hillside Design Guidelines require the protection of street level windows from the sun or for privacy and security to be achieved through passive solar design and architectural devices, rather than through the use of reflective coatings or roller shutters/security blinds to enable visible indoor activity and facilitate passive surveillance of the public realm.
- i) With regard to Condition 8, the bicycle parking areas and end-of-trip facilities should comply with Australian Standard 2890.3 and be designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles.

It is recommended the applicant explore opportunities to increase staff bicycle parking to a minimum of 15 staff bays consistent with the Department of Transport and Major Infrastructure's *Providing Bicycle Parking and End-of-Trip Facilities in Central Perth – A Guiding Framework (March 2025)*. The applicant should liaise with the City of Perth regarding the placement of additional bicycle racks within the public realm.

- j) With regard to Condition 9, 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's parking design and access requirements. Disabled bays are to comply with Australian Standard AS2890.6.
- k) With regard to Condition 10, the final elevations should include an indicative plan of all proposed signage, including location and dimensions, demonstrating that such signage will be complementary to the 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.

- l) With regard to Condition 11, where an alternative rating system to Green Star is proposed, the applicant should demonstrate that the rating system and the design of the development is generally equivalent to or better than the Green Building Council of Australia (GBCA) 4 Star Green Star rating.

Details for preparing a Sustainable Design Assessment Report (SDAR) or equivalent are set out in Appendix 1 of Development Policy 1 — Green Building. The SDAR or equivalent is required to provide an assessment of the proposed design against the following 10 Key Sustainable Building Categories:

- i. indoor environmental quality;
- ii. energy efficiency;
- iii. water efficiency;
- iv. stormwater management — integrated water management;
- v. building materials;
- vi. transport — green travel plans;
- vii. waste management;

- viii. urban ecology;
- ix. innovation; and
- x. construction/building management.

The SDAR must also identify relevant sustainability targets and performance standards and document the means by which the appropriate target or performance is to be achieved. A suitably qualified professional refers to an Environmental Engineer or equivalent and may include a person certified by the Green Building Council of Australia.

- m) With regard to Condition 13, the final Landscaping Plan and associated Landscape Maintenance Strategy are to include the following:
- i. existing and proposed site levels, ensuring universal access across the site;
 - ii. species (suitable to Perth's climate), sizes, and types of plantings. The applicant is encouraged to utilise Indigenous species throughout the developments landscaping and avoid selection of species which are susceptible to the Polyphagous Shot Hole Borer;
 - iii. details of seating, paving, kerbs, surface treatments, shade structures, street furniture, and other infrastructure;
 - iv. reticulation to plantings including rain/grey water capture and re-use;
 - v. details of all proposed planting on structure, demonstrating that these landscaped areas are viable, will survive in the incumbent environmental conditions and are capable of being maintained in perpetuity;
 - vi. details of the ongoing maintenance requirements for the landscaped spaces including responsibilities, reticulation, access, and safety systems;
 - vii. address the Department of Biodiversity, Conservation and Attraction's Nutrient and Irrigation management requirements to protect the river system;
 - viii. explore opportunities for external landscaping of the kindergarten fencing to enhance urban greening to the public realm and soften the fencing treatment; and
 - ix. existing street trees and the four existing Melaleuca trees identified for retention within the site, are to be reasonably protected and retained; and
 - x. the applicant is encouraged to prioritise the planting of mature species.

The applicant/landowner is advised to liaise with the City of Perth regarding the integration of paving materials and landscaping between the public and private realm, including street tree requirements.

- n) With regard to Condition 14, the provision of public art is to be in accordance with Development Policy 4 – Providing Public Art. The applicant is encouraged to explore and implement opportunities to meaningfully include references to local Indigenous heritage in the public art strategy, including engaging local Indigenous artists, to contribute to the sense of place.
- o) With regard to Condition 15, the Acoustic Report should identify the location and extent of impact of all noise sources, inclusive of mechanical and plant equipment, and confirm that the design of the buildings will achieve an appropriate level of attenuation in accordance with Development Policy 3 – Sound and Vibration Attenuation. The report should address potential noise emissions from mechanical service systems (such as exhaust systems and air-conditioning) selection and plant equipment, design, and location to prevent emitted noise levels from exceeding the relevant decibel levels as provided by the *Environmental Protection (Noise) Regulations 1997*.

The certification submitted at practical completion stage should include results of on-site testing to confirm appropriate levels of sound/vibration attenuation/mitigation have been achieved.

- p) With regard to Condition 16, the Waste Management Plan is to comply with the City of Perth standards in regard to waste, and Local Government Waste Management Plan Guidelines, and include information to demonstrate:
- i. Location of wash down areas, including details of access to permanent water supply and drainage;
 - ii. The bin area accessible for allow heavy vehicle movement.
 - iii. Proposed waste collection times between 7:00am and 7:00pm;
 - iv. Contaminant checks within the FOGO bins; and
 - v. The disposal of bulk waste.

The owner is to liaise with the City of Perth regarding collection of waste on site, and any easements which may be required for reciprocal right-of-access for vehicular and pedestrian movement between the lots for waste collection.

- q) With regard to Condition 17, the final School Transport and Access Management Plan is to be informed by the outcomes and agreements established through the Inner City Transport Working Group and is to include:
- i. the identification, signposting, and management of staff and public parking bays;
 - ii. identification and management of ACROD bays in accordance with AS2890.6;
 - iii. effective and safe management of traffic movements to, from and within the car parking areas, including traffic calming measures;
 - iv. the dimensions and numbering of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with Australian Standard (AS) 2890.1, AS2890.2, AS2890.3 and AS/NZS2890.6;
 - v. identification of clear, safe and accessible pedestrian paths through car parking and delivery areas;
 - vi. operation details of the Kiss and Ride within the Nelson Crescent car park;
 - vii. indicative priority infrastructure upgrades including to footpaths and pedestrians crossings, street parking, intersections and changes to public transport infrastructure and details of the responsible agency.

This approval relates only to works within the site boundaries. Transport and public realm modifications and upgrades beyond the site boundaries may be subject to separate approvals. Ongoing consideration and resolution of the wider transport network, including funding, delivery and management responsibilities, through engagement with the Inner City Transport Working Group should be prioritised. The applicant should coordinate the opening of the Educational

Establishment with the delivery of priority public realm and transport network upgrades (crossings, footpaths, fencing), as indicated in the School Access and Transport Management Plan, to ensure safe and functional pedestrian, vehicular and cyclist access.

The landowner / applicant is to liaise with Main Roads in relation to all proposals for signalised intersections. Approvals for new traffic signals at the intersection of Plain Street and Nelson Street must follow the formal approvals process under Main Road Traffic Signal Assessment Policy (TSAP).

- r) With regard to Condition 18, the Lighting Strategy should demonstrate the following:
- i. illumination of the building to highlight architectural features;
 - ii. highlight and enhance entry points to the building to assist with wayfinding;

- iii. assist safe access between the building/s and car park/s, and within the car park/s including loading bays and pathways;
 - iv. meet the Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282: 2019 (Control of the Obtrusive Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and passing vehicular traffic is at an acceptable level;
 - v. incorporate Crime Prevention Through Environmental Design (CPTED) principles; incorporate Crime Prevention Through Environmental Design (CPTED) principles;
 - vi. lighting fixtures and fittings are to be vandalism resistant;
 - vii. lighting should be designed and installed to support wayfinding and safe movement, including after-hours use of the playing courtyards and pedestrian routes between Nelson Crescent and Waterloo Crescent; and
 - viii. the applicant is encouraged to liaise with the City of Perth and the Department of Creative Industries, Tourism and Sport regarding the provision and ongoing management of any additional passive lighting or floodlighting needed to facilitate safe public use of the recreational courts and ovals after hours.
- s) With regard to Condition 19, the CPTED Report should address the safety of external and internal areas of the development, including confirmation that the design is safe for all users and avoids spaces for concealment or entrapment, as well as CCTV locations and management. The CPTED Report should consider after hours use of recreational courts and ovals and inform the final Landscape Plan and Lighting Strategy.
- t) All street trees are to be protected and retained during construction in accordance with City of Perth requirements, including:
- i. Tree protection zones (TPZ) are to be provided during construction of the subject development;
 - ii. Works within TPZs are to be carried out only under the supervision of a Level 5 arborist on site, with any tree cutting or root exposure undertaken in consultation with the City;
 - iii. Tree protection fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason;
 - iv. The trees are to be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week: and
 - v. Any new crossover is to maintain a minimum clearance of 2.0m from the base of a street tree, unless otherwise supported by the City.

The applicant is advised that in the event a street verge tree(s) required to be retained adjacent to the subject site is damaged, removed or suffers irreversible effects to its health during development and in the first three years after completion of the development, the landowner will be liable to pay for the amenity (Helliwell) valuation, the cost of removing the existing tree, plus the cost of a City provided replacement tree (s) and three years maintenance of the replacement street verge tree.

- u) With regard to Condition 23, the development should comply with the requirements of the Building Code of Australia (Access for People with Disabilities), Australian Standard 1428.1, and the *Disability Discrimination Act 1992*.
- v) The applicant is advised that the development is at all times to comply with the *Environmental Protection (Noise) Regulations 1997*.
- w) ATCO provides the following advice to be noted by the applicant ahead of any construction works:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- *Additional Information for Working Around Gas Infrastructure*.
 - Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure*.
 - If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal.
- x) Prior to the issuing of a building permit, it is recommended that the applicant coordinate with the authority responsible for alterations to bus stop infrastructure on Waterloo Crescent and the applicable technical drawings submitted to and approved by the Public Transport Authority. The applicant is advised to contact BusStops@pta.wa.gov.au for any further information.
- y) The City of Perth provides the following advice:
- A separate crossover approval from the City of Perth is required. Please contact the City to ensure the appropriate crossover application is made.
 - Detailed design drawings and specifications for all infrastructure works within the public realm are to be provided to the City, prior to the commencement of construction.
 - A performance assessment on all signalised and un-signalised intersections surrounding the school for existing and future scenarios (peak periods, such as drop-off and pick-up hours), as well as the impacts of additional traffic generated by the primary school is to be submitted to the City, with any operational or safety issues identified being resolved and/or implemented prior to the occupancy of the school.
- z) The Department of Biodiversity, Conservation and Attractions provide the following advice:
- All incidents of damage, pollution or spills within the Swan Canning Development Control Area are to be reported immediately to the Department of Biodiversity, Conservation and Attractions on 9278 0981 or the Department of Transport and Major Infrastructure on 9480 9924 (Marine Pollution Response).
 - The proposed works are located in a high to moderate risk acid sulfate soils risk area. The Acid Sulfate Soils Guideline Series for guidance on the identification, assessment, and management of acid sulfate soils in Western Australia is available from the Department of Water and Environmental Regulation at: www.dwer.wa.gov.au. If acid sulfate soils are exposed during the works, the Department of Water and Environmental Regulation should be contacted for further advice.
- aa) The Water Corporation provide the following advice:
- This proposal may require approval from Water Corporations Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued. Attachments required for approval will include;
 - Final construction site & architectural floor plans
 - Structural engineers pile details
 - Hydraulics Plans
 - Trade Waste Application
 - Trade Waste Supplement Application

- Water and Sewer is located on the property. Any portion of the proposed development which is in close proximity to these mains may require structural piles for protection in accordance to our technical guidelines. Piling design for sewer main protection should be designed by a suitably qualified practicing professional engineer who has appropriate structural engineering experience and is a holder of our current design standards. For information regarding protection of assets please email POS_Enquiries@watercorporation.com.au
- Due to the wastewater access chamber located on the property, there's a requirement for 24-hour access. The developer may be required to fund new works or the upgrading of existing works and protection of all works associated with the Water Corporation.
- Reticulated sewerage is currently available to the subject area. Connection to the existing DN150 gravity sewer upstream of access chamber 1575 and discharge into the existing DN150 gravity sewer along Nelson Cr
- Water is available and has the capacity to service the subject lot via Waterloo Crescent, Hale Street and Nelson Crescent. Connections on Waterloo Crescent Hale Street via DN180PE and Nelson Crescent via DN250S.
- The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact Water Corporation to confirm that this information is still valid.

bb) With regard to Condition 24, should the development not be substantially commenced within the period specified, the approval is no longer valid, and no development is to be undertaken without further approval of DevelopmentWA having first been sought.