

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 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
Cover Sheet	DA00.000, Rev C	10 July 2026
GFA Diagrams	DA00.201, Rev D	10 July 2026
NLA/NSA Diagrams	DA00.202, Rev D	10 July 2026
Context Plan	DA00.400, Rev D	10 July 2026
Existing Site Plan	DA00.500, Rev D	10 July 2026
Demolition Plan	DA00.700, Rev D	10 July 2026
Proposed Site Plan	DA00.800, Rev D	10 July 2026
General Arrangement - Floor Plan – Level Ground	DA01.101, Rev D	10 July 2026
General Arrangement - Floor Plan – Level 1	DA01.102, Rev D	10 July 2026
General Arrangement - Floor Plan – Level 2	DA01.103, Rev D	10 July 2026
General Arrangement - Floor Plan – Typical Level (Level 3 – Level 7)	DA01.104, Rev E	10 July 2026
General Arrangement - Floor Plan – Level 8	DA01.109, Rev B	10 July 2026
General Arrangement - Floor Plan – Roof	DA01.111, Rev D	10 July 2026
Building Elevation – North	DA03.001, Rev D	10 July 2026
Building Elevation – South	DA03.002, Rev D	10 July 2026
Building Elevation – East	DA03.003, Rev D	10 July 2026
Building Elevation – West	DA03.004, Rev D	10 July 2026
Building Section A	DA03.320, Rev D	10 July 2026
Building Section B	DA03.321, Rev D	10 July 2026
Building Section C	DA03.322, Rev C	10 July 2026
Building Section D	DA03.323, Rev D	10 July 2026
1 Bed – Apartment Types	DA04.100, Rev D	10 July 2026
2 Bed – Apartment Types Overlooking Diagram	DA04.200, Rev D	10 July 2026
Shadow Diagrams – Winter Solstice	DA08.000, Rev C	10 July 2026
Shadow Diagrams – Summer Solstice	DA20.001, Rev C	10 July 2026
Lighting Analysis	-	10 July 2026
Breezeway Section	-	10 July 2026
Landscape Report	C	06 May 2026
Arboriculture Report	-	06 May 2026
Waste Management Plan Sustainability Strategy	25-1765, Rev 2 P01	06 May 2026
Heritage Impact Statement Transport Impact	Final_01 C	06 May 2026
Assessment and Technical Note		30 June 2026

2. The development must not be occupied until the site has been amalgamated into a single lot and a Certificate of Title has been created, to the satisfaction of DevelopmentWA. (Refer to Advice Note c)

3. A Stormwater Management Plan is to be submitted at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Bayswater. (Refer to Advice Note d)
4. All exposed parapet walls and walls adjacent to boundaries are to be finished to the same standard as the remainder of the development, to the satisfaction of DevelopmentWA. (Refer to 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 3.9 of the Bayswater Design Guidelines, details of which are to be provided at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, **in consultation with the City of Bayswater**. (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 Bayswater. (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 m)
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 5 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 n)
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 5 Star Green Start rating (or agreed alternative) have been implemented, to the satisfaction of DevelopmentWA.
13. A revised landscape plan detailing both soft and hard landscaping elements and ongoing maintenance and management requirements in accordance with State Planning Policy 7.3 – Residential Design Codes (Volume 2), 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 Bayswater. (Refer to Advice Note o)

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 p)
15. Adaptable housing is to be provided in accordance with Development Policy 10 –Adaptable Housing, details of which are to be submitted at planning condition clearance (working drawings) stage and delivered prior to occupancy to the satisfaction of DevelopmentWA. (Refer to Advice Note q)
16. A final Acoustic Report and certification from a qualified acoustic consultant, confirming that the design, construction, and use of the development will achieve an appropriate level of sound and vibration attenuation in accordance with Development Policy 3 —Sound and Vibration Attenuation and State Planning Policy 5.4 Road and Rail Noise is to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater. (Refer Advice Note r)
17. A report and certification from a qualified acoustic consultant are to be submitted at practical completion stage and prior to occupation of the building, confirming that all recommendations of the Acoustic and Vibration Report integral to achieving compliance with Development Policy 3 – Sound and Vibration Attenuation and State Planning Policy 5.4 Road and Rail Noise, have been implemented, to the satisfaction of DevelopmentWA in consultation with the City of Bayswater. (Refer to Advice Note s)
18. A final Waste Management Plan is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater. (Refer to Advice Note t)
19. A Parking, Service and Delivery Management Plan demonstrating allocation 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 Bayswater. (Refer to Advice Note u)
20. 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, **in consultation with the City of Bayswater**. (Refer to Advice Note v)
21. A Crime Prevention Through Environmental Design (CPTED) Statement, prepared by a suitably qualified person, confirming the design of the development is in accordance with CPTED principles, is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note w)
22. A Construction Management Plan is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater and adhered to for the duration of construction. (Refer Advice Note x)
23. A dilapidation survey of properties adjacent to the site or possibly affected by the works is to be carried out and submitted at planning conditions clearance (working drawings) stage, prior to works taking place on site to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater (Refer Advice Note y)
24. Any damage caused to the landscaping, footpaths, kerbs, roads, and drainage infrastructure, 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 Bayswater.
25. A Geotechnical Report covering the development area, prepared by a suitably qualified practitioner together with certification from a structural engineer that the design is suitable for the site conditions as outlined in the geotechnical report, is to be submitted at planning

condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater.

26. 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 Bayswater.
27. All building and tenancy 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.
28. 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 z)
29. All works shall be undertaken in accordance with the approved Heritage Impact Statement prepared by Urbis (report reference: P0064838, dated April 2026). The recommendations of the report shall be implemented and maintained, to the satisfaction of DevelopmentWA in consultation with the City of Bayswater.
30. An archival record of the building on Lots 40, 41, 42 (No 7, 9 and 11) King William Street, Bayswater is to be prepared with digital photographs (once vacated), and details of any heritage interpretation strategies within the development, is to be submitted at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater. (Refer to Advice Note aa).
31. The landowner is to provide consent to a section 70A notification pursuant to the Transfer of Land Act 1893 being lodged with the Registrar of Titles for endorsement on the Certificate of Title for the subject lot at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, alerting prospective purchasers that the land is situated in the vicinity of a transport corridor. (Refer Advice Note bb)
32. Prior to occupation of the development, a Public Access Management Plan is to be prepared to the satisfaction of DevelopmentWA, in consultation with the City of Bayswater. (Refer Advice Note cc)
33. An Operational Management Plan is to be submitted prior to occupation and implemented thereafter to the satisfaction of DevelopmentWA, **in consultation with the City of Bayswater** (refer to Advice Note dd)
34. 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 gg).

ADVICE NOTES:

- a) A covering letter and the final planning condition clearance documents (working drawings) are to be submitted to DevelopmentWA prior to an application being made to the City of Bayswater 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.

The working drawings is to incorporate the lighting, privacy and acoustic outcomes demonstrated in the Lighting Analysis and Breezeway Section plans dated 10 July 2026.

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 City of Bayswater to enable building permit assessment.

- b) A building permit application is required to be submitted to the City of Bayswater and approved prior to the commencement of any works on site. Please contact the City of Bayswater Building Services on 9272 0622 for further information.
- c) With regard to Condition 2, the Certificate of Title and a Deposited Plan for the subject site is to be created in accordance with an amalgamation plan approved by the Western Australian Planning Commission.
- d) With regard to Condition 3, the final Stormwater Management Plan should confirm that any sediment and surface flows are retained onsite to avoid sedimentation and ensure contaminants do not enter the neighbouring drainage system

The site is located in an area known for high groundwater levels, which may impact both the functionality of the proposed infiltration system and the overall development. Plans are to address how the proposed stormwater drainage infrastructure will be accessed and maintained over the life of the development.

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

- e) With regard to Condition 4, boundary walls are to be finished to the same standard as the remainder of the development to ensure an appropriate outlook from the public realm and the adjoining lots. The finish on the parapet walls is to be of a high quality commensurate with the level of design quality required for the whole project.
- f) With regard to Condition 5, further details, and information, including final specifications and samples, should be provided demonstrating high quality and durable external materials and design treatments across the development, and include high-quality and robust colour and material selections, ensuring that the standard established through the Design Review Panel review is delivered in the as-built product.

Final materials and finishes should be informed by the matters noted in the Design Review Panel Advice Note dated 23 June 2026 and associated Addendum dated 17 July 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, air-conditioning units, antennae, and satellite dishes.

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 3.3 – Streetscape of the Bayswater 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.

Section 3.9 of the METRONET East Bayswater Project Area Design Guidelines require:

- a minimum of 82 bicycle bays, 2 lockers and one unisex shower;
 - visitor bicycle parking should be located adjacent to the building entry at ground level;
 - resident bicycle parking facilities are to be concealed from view from the street, located within the ground floor level and easily accessible from the entrance to the building; and
 - lockers are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment.
- 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 Bayswater's parking design and access requirements. ACROD bays are to comply with Australian Standard AS2890.6.
 - k) Walls, fences, vegetation, and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the driveway meets the road reserve.
 - l) A separate crossover approval from the City of Bayswater is required. Please contact the City to ensure the appropriate crossover application is made.
 - m) With regard to Condition 10, the elevations should provide 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.

- n) 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) 5 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.

- o) With regard to Condition 13, the final Landscaping Plan and associated Landscape Maintenance Strategy are to include the following:
 - i. species (suitable to Perth's climate), sizes, and types of plantings;
 - ii. detailed relocation methodology of the existing mature Jacaranda including supervision by a qualified arborist, ongoing health, and maintenance plan of the tree;
 - iii. avoid selection of species which are susceptible to the Polyphagous Shot Hole Borer;
 - iv. tree growth zones (TGZ) and appropriate spacing of the proposed trees;
 - v. details of seating, paving, kerbs, surface treatments, shade structures, street furniture, and other infrastructure;
 - vi. reticulation to plantings including rain/grey water capture and re-use;
 - vii. details of all proposed planting on structure including of the planter boxes on the residential breezeway, demonstrating that these landscaped areas are viable, will survive in the incumbent environmental conditions and are capable of being maintained in perpetuity;
 - viii. details of the ongoing maintenance requirements for the landscaped spaces including responsibilities, reticulation, access, and safety systems;
 - ix. details demonstrating that lower-level internal planters have been designed with shade-tolerant and low-light plant species to maximise planting success, long-term viability and ongoing amenity outcomes; and
 - x. any street trees adjoining the subject land must be retained and protected. It is the applicant's responsibility to ensure the accuracy of survey plans, and any inaccuracies on the plans or removal of street trees without the City's written approval is an offence. If any retained street tree is damaged, removed, or suffers irreversible decline during development or within three years of completion, the landowner will be responsible for the Helliwell amenity valuation, removal costs, and the supply, planting, and three-year maintenance of replacement tree(s) provided by the City of Bayswater;

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

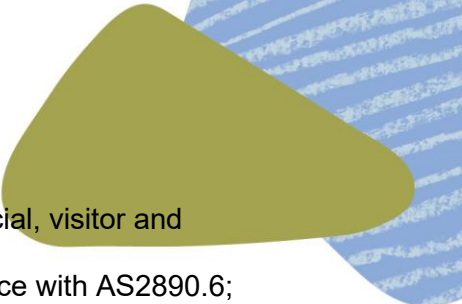
- p) With regard to Condition 14, the provision of public art is to be in accordance with Development Policy 4 – Providing Public Art, with a minimum contribution of \$339,000 based on the development value of \$33.9 million. The applicant is encouraged to explore and implement opportunities to meaningfully include references local heritage in the public art strategy, including engaging local artists, to contribute to the sense of place.
- q) With regard to Condition 15, an Accessibility Report should be provided demonstrating that a minimum 20% of the total number of dwellings delivered as part of the development conform to the Core Liveable Housing Design Elements outlined in Development Policy 10 – Adaptable Housing.

Accessible parking spaces for these dwellings should be provided in accordance with the Adaptable Housing Policy. The applicant is advised that the development should comply 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 1992*.

- r) With regard to Condition 16, 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 building 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* and the *Environmental Protection (Unauthorised Discharges) Regulations 2004*.
- s) With regard to Condition 17, 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.
- t) With regard to Condition 18, the Waste Management Plan is to comply with the City of Bayswater standards in regard to waste, and Local Government Waste Management Plan Guidelines, and include information to demonstrate:
 - i. commercial waste to be collected by a private contractor at the expense of the applicant/landowner, and accessed from the Level 1 collection area, noting that no waste is to be collected from King William Street;
 - ii. location of wash down areas, including details of access to permanent water supply and drainage;
 - iii. the bin area accessible for heavy vehicle movement;
 - iv. proposed waste collection times between 7:00am and 7:00pm;
 - v. contaminant checks within the FOGO bins;
 - vi. the disposal of bulk waste; and
 - vii. waste presentation area for FOGO bins to be collected via site tipper.

The owner is to liaise with the City of Bayswater 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.

- u) With regard to Condition 19, the Parking, Delivery and Service Management Plan is to outline the proposed management regime to facilitate controlled access and egress to the car park and loading areas and is to include the following:

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- i. the identification, signposting, and management of commercial, visitor and residential parking bays;
 - ii. identification and management of ACROD bays in accordance with AS2890.6;
 - iii. ensure all deliveries and collections occur within the development, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions;
 - iv. demonstrate provision of a direct service access route to and from the development;
 - v. demonstrate adequate separation between private vehicles and delivery trucks to prevent conflicts and queuing;
 - vi. demonstrate the provision of adequate loading bays to cater for likely volume of service deliveries for the development;
 - vii. strategies to ameliorate amenity and noise impacts of deliveries/waste management on the surrounding area;
 - viii. management procedures, including scheduling of deliveries, to prevent multiple concurrent truck movements occurring, ensuring that truck movements do not unduly restrict access; and
 - ix. details of any on-street parking bays to King William Street are subject to further detailed design and coordination with City of Bayswater and DevelopmentWA.
- v) With regard to Condition 20, the Lighting Strategy should demonstrate the following:
- i. illumination of the building to highlight architectural features;
 - ii. **lighting to support wayfinding and legibility along the pedestrian access link;**
 - iii. highlight and enhance entry points to the building to assist with wayfinding;
 - iv. assist safe access between the building/s and car park/s, and within the car park/s including loading bays and pathways;
 - v. 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;
 - vi. incorporate Crime Prevention Through Environmental Design (CPTED) principles; and
 - vii. lighting fixtures and fittings are to be vandalism resistant.
- vi) With regard to Condition 21, the CPTED Statement should address the safety of external and internal areas of the development, including confirmation that the main lobby entry design is safe for all users and avoids spaces for concealment or entrapment, as well as CCTV locations and management. The CPTED Statement should inform the final Landscape Plan and Lighting Strategy.
- vii) With regard to Condition 22, 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. Dewatering Management Plan;
 - ii. Asbestos Management;
 - iii. Public safety and site security;
 - iv. Hours of operation;
 - v. Dust management;
 - vi. Noise management;
 - vii. Waste and material disposal;
 - viii. Parking arrangements for contractors and sub-contractors;
 - ix. Delivery and access arrangements;
 - x. The storage of materials and equipment on site (no storage of materials within the public realm will be permitted);
 - xi. Bonding and remediation arrangements; and

- xii. Any other matters likely to impact upon the surrounding properties or public realm.
- y) With regard to Condition 23, 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, including:
- 5 King William Street, Bayswater;
 - 13 King William Street, Bayswater; and
 - 14 King William Street, Bayswater.

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.

- z) With regard to Condition 28, the development should comply with the requirements of Part D3 of the Building Code of Australia (Access for People with Disabilities), Australian Standard 1428.1, and the *Disability Discrimination Act 1992*.
- aa) With regard to Condition 30, the archival record should include:
- general/overall photographs of the building to be demolished;
 - photographs of each of the elevations;
 - photographs of all of the internal rooms; and
 - photographs of any special architectural features.

The photographic records are to be submitted to DevelopmentWA and the City of Bayswater.

- bb) With regard to Condition 31, the recommended wording for the notification on the title is:
- “The land is in close proximity/within a transport corridor and is currently affected or may in the future be affected by transport noise, vibration and/or future development and construction restrictions.”*
- cc) With regard to Condition 32, the Public Access Management Plan is to detail the ongoing operation and management of the publicly accessible pedestrian link between King William Street and the right of way, including:
- i. hours of public access;
 - ii. management and operational measures relating to safety, security, and maintenance;
 - iii. arrangements for resident-only use or activities within the public link from time to time; and
 - iv. arrangements for community activities and events within the space.
- dd) With regard to Condition 33, the Operational Management Plan should include details of the following:
- Community Housing Provider Roles & Responsibilities;
 - number of staff, operating hours, and contact details
 - resident move-in and move-out logistics;
 - management and operation of communal open spaces and communal facilities;
 - protocols for addressing building issues, including after-hours, security measures, and incident response procedures (security incidents and evacuation plans); and

- information packs for staff, residents, and visitors to encourage and support access to/from the site by non-car modes including identification of major public transport routes and identification of major pedestrian and bicycle routes and how to access these routes from the site.

ee) The City of Bayswater advises the following:

- The laundry area for each dwelling should be designed in accordance with the NCC/Building Code and the City of Bayswater *Health Local Laws 2023*;
- An asbestos clearance certificate shall be submitted to the City of Bayswater as part of the building permit application;
- The proposed development should comply with the Building Code of Australia and/or *Health (Public Building) Regulations 1992* and the City of Bayswater's *Health Local Laws 2023*. The proposed commercial tenancy should comply with the requirements of the *Food Act 2008* and the Australian Food Standard Codes. Plans and specifications that reflect these requirements are required to be submitted to the City of Bayswater with the building permit application;
- The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all lots/units within the subdivision/development. Where the Water Corporation reticulated sewer is not available the premises should be connected to an approved wastewater treatment system which complies with the requirements of the *Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations* and the *Government Sewerage Policy Perth Metropolitan Region*; and
- Septic tanks, soakwells and leach drains are to be pumped out by a licensed liquid waste contractor, completely removed from the site and filled with clean sand and compacted in accordance with *Health (Treatment of Sewage and disposal of Effluent and Liquid Waste) Regulations 1974*. A Statutory Declaration must also be provided by the landowner declaring that these works have been undertaken. However, if it is not possible to remove septic tanks, the bottoms are to be broken and the tanks backfilled with clean fill and compacted. The applicant is to contact the City of Bayswater's Environmental Health Services at least 72 hours prior to the removal of any system to arrange an inspection.

ff) The applicant is responsible for obtaining all relevant approvals, licences, and clearances from service agencies, including ATCO, Water Corporation and Western Power, before commencing works and, where required, throughout construction and prior to occupation. Relevant service agency advice is outlined below:

- The site falls within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure. Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised.
- Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to low risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works.
- The site is located within the Perth Groundwater Area, proclaimed under the Rights in Water and Irrigation Act 1914 (RiWI Act), where a licence may be required for dewatering purposes. The issue of a licence is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year. The proponent is encouraged to contact the Department's Swan Avon Region office on 6250 8000 or ellam.reception@dwer.wa.gov.au to discuss water management options.

- If the new property boundary changes the relationship of distribution equipment to that boundary formerly in the road reserve or running in proximity to the old boundary are now well within the property an application will need to be made to Western Power for the moving or removal of the equipment.
- gg) With regard to Condition 34, 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.