



Our Ref : 32-50027-3
Enquiries : Kelsey Whitwell (Ph 6551 9367)

Application for Approval to Commence Development plans dated 5 January 2023 received 5 January 2023.

Lot Number	:	-
Location	:	-
Plan / Diagram	:	-
Volume/Folio	:	-
Locality	:	Pin 12486790 Railway Reservation, Kitchener Avenue, Victoria Park
Owner	:	Public Transport Authority Of Western Australia P O Box 8125 PERTH WA 6849

Under the provisions of the *Planning and Development Act 2005* this application has been referred for determination by the Western Australian Planning Commission.

The application has now been considered by the Commission and the formal notice setting out the terms of the decision is attached.

A copy of this decision has been forwarded to the Local Government for information.

Should the applicant be aggrieved by this decision there is a right to apply for a review pursuant to the provisions of Section 252 of the *Planning and Development Act 2005*. Such an application for review must be submitted to the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH WA 6000 in accordance with Part 14 of the *Planning and Development Act 2005*. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>.

ADVICE TO APPLICANT

1. In regard to Condition 3, the Construction Management Plan (CMP) is expected to include the site-specific management, mitigation and monitoring measures to manage the issues of surface water, groundwater, vegetation and flora, geotechnical conditions, acid sulphate soils, aboriginal heritage, noise, vibration, dust, and lighting in consultation with the Town of Victoria Park. In addition, the CMP is to address but not be limited to the following site-specific matters:
 - (a) a staging plan;
 - (b) storage of materials and equipment;
 - (c) delivery of materials or equipment to the site;
 - (d) parking arrangements for contractors and subcontractors;
 - (e) waste management;
 - (f) earth works and drainage works,
 - (g) hours of operation, timeframes and responsibility for tasks identified;
 - (h) consultation and communication strategy; and
 - (i) any other matters likely to impact on surrounding properties and public areas.
2. In regard to Condition 4, the Construction Noise Management Plan shall be in accordance with regulation 13 of the *Environmental Protection (Noise) Regulations 1997*. A Noise Management Plan is to be approved by the Town for construction work occurring outside the hours of 7am to 7pm Monday to Saturday, and at any time on Sundays and public holidays, and shall address the following:
 - (a) Noise impacts from proposed works/activities
 - (b) Noise mitigation measures
 - (c) Any other matters likely to impact on surrounding properties.
3. In regard to Condition 5, the Detailed Design Plans shall address but not be limited to pedestrian infrastructure, including footpaths and pram ramps, to show how patrons will access the bus interchange from the temporary footpath on Kitchener Avenue and the proposed temporary car parking facility.
4. In regard to Condition 6, the applicant is advised to liaise with the Town of Victoria Park to determine an appropriate Zone of Influence for the precondition audit. The Zone of Influence will be informed by the location and extent of the proposed works along Kitchener Avenue and the local road network utilised by the replacement bus services when accessing the temporary bus interchange.

5. In regard to Condition 7, the Tree Management Plan should maximise the retention of trees and address, but not be limited to, the following:
 - (a) retaining additional on-site trees adjacent to the proposed transportable buildings and around the exit from the temporary car parking facility;
 - (b) clearly identifying all street/verge trees to be removed as part of the proposed works, taking into consideration the Town of Victoria Park's Street Tree Audit which shows a total of 80 trees (including six newly planted) between the existing Victoria Park Train Station and the temporary car park exit that may be impacted;
 - (c) replacement tree planting, including maintenance, and calculations prepared by an independent arborist of the canopy cover to demonstrate that the extent of proposed canopy coverage (at maturity) resulting from new tree planting will exceed that of the removed canopy coverage.
6. In regard to Condition 8, the existing street trees located within the verge and/or on land under the care, control and management of the Town must be retained, unless otherwise approved by the Town. An independent arborist assessment of street trees proposed for removal must be provided to the Town prior to approval being granted.
7. ATCO Gas advises that a DN160PE MP 10kPa (NG) gas main is located within the proposed development site at a depth which may impact or be impacted by the proposed development. The applicant is advised to liaise with ATCO Engineering Services so an Engineering Assessment can be completed to determine any additional safety measures that may be necessary. ATCO Engineering Services can be contacted at eservices@atco.com.
8. ATCO Gas advises that 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 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
9. The Town of Victoria Park advises that a separate application is to be submitted for the construction of a new crossover. To submit a crossover application please complete a 'Crossover Installation Application Form' and refer to the 'Crossover Installation Package'. Both documents are available from the Town's website.
10. A Work Zone Permit application is to be submitted to and approval issued the Town, prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges). Refer to the Town of Victoria Park's website or Street Improvement business unit on (08) 9311 8111 for further information. It is noted that a Work Zone permit may not be permitted along some sections of Kitchener Avenue.
11. All development should comply with the provisions of the Building Code of Australia, Health Regulations, Public Building Regulations and all other relevant Acts, Regulations and Local Laws, including obtaining any relevant permits and licences.



Additional approvals/licences may be required to ensure compliance with State Government environmental legislation.

12. The Town of Victoria Park advises as the works will be deemed a public building for the purposes of the *Health (Public Buildings) Regulations 1997*, the applicant is required to submit a Form 1 – Application to Construct, Extend or Alter a Public Building, together with floor plans to Environmental Health Services for approval, prior to commencing operation. For further information please refer to the Town's website or contact Environmental Health Services on (08) 9311 8111.
13. The development is located within close proximity to existing Western Power infrastructure. The owner/applicant is advised to liaise with Western Power prior to works commencing. Refer to the Western Power's website or call 13 10 87 for further information.

A handwritten signature in black ink, appearing to read "Sam Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
13 March 2023



Our Ref : 32-50027-3
Enquiries : Kelsey Whitwell (Ph 6551 9367)

PLANNING AND DEVELOPMENT ACT 2005

Town of Victoria Park

APPROVAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

Owner	:	Public Transport Authority Of Western Australia P O Box 8125 PERTH WA 6849
Lot Number	:	-
Location	:	-
Plan / Diagram	:	-
Volume/Folio	:	-
Locality	:	Pin 12486790 Railway Reservation, Kitchener Avenue, Victoria Park
Application Date	:	5 January 2023
Application Receipt	:	5 January 2023
Development Description	:	Temporary Bus Interchange At Victoria Park Train Station

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following condition(s):

1. The proposed development is to be carried out in accordance with the plans date stamped 5 January 2023 by the Department of Planning, Lands and Heritage, subject to any modifications as required by the conditions of approval.
2. This approval is temporary, and shall expire 24 months after the commencement of the Armadale Rail Line shutdown unless otherwise agreed by the Western Australian Planning Commission. After this time, the permitted use of the site as a temporary bus interchange shall cease and any alterations, relocations or damage of existing infrastructure must be completed and reinstated to its prior condition to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.

Prior to Commencement of Site Works

3. A Construction Management Plan shall be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park prior to the commencement of site works. Once approved, the Construction Management Plan is to be implemented in its entirety to the satisfaction of the Western Australian Planning Commission.
4. A Construction Noise Management Plan shall be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park prior to the commencement of site works. Once approved, the Construction Noise Management Plan is to be implemented in its entirety to the satisfaction of the Western Australian Planning Commission.
5. Detailed Design Plans showing the provision of pedestrian access and infrastructure between Kitchener Avenue and the Temporary Bus Interchange shall be submitted and approved to the Western Australian Planning Commission on the advice of the Town of Victoria Park. Once approved, the plans are to be implemented in their entirety to the satisfaction of the Western Australian Planning Commission.
6. A Pre-Condition Audit of the local road network adjacent to and within an identified Zone of Influence is to be undertaken to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park, prior to the commencement of site works. Any damage that occurs to Town of Victoria Park assets during works shall be replaced or repaired to its previous condition at the cost of the landowner/applicant, to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.
7. A Tree Management Plan shall be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park. Once approved, the Tree Management Plan is to be implemented in its entirety to the satisfaction of the Western Australian Planning Commission.

General

8. Any works proposed on lands outside of the Railways Reserve that is under the care, control and management of the Town of Victoria Park is to be approved by the Town prior to the works being undertaken.



Ms Sam Fagan
Secretary
Western Australian Planning Commission
13 March 2023