

SCHEDULE 3

DRAFT FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Design Excellence

1. A design competition shall be held prior to the submission of a future Development Application for Stage 2 (the commercial tower) in accordance with Parramatta Council's Design Excellence Competition Guidelines.
2. The future Development Application for Stage 2 shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation/articulation of the building and a range of high-quality materials and finishes.

Built Form

3. The future Development Application for Stage 2 shall be located entirely within the approved building envelope and shall not exceed a gross floor area of 105,000m².
4. Notwithstanding the maximum building envelope approved, the future Development Application for Stage 2 shall demonstrate that the maximum building gross floor plate does not exceed 2,865m² and maximum accessible gross floor area within any floor plate does not exceed 2,535m² per floor.

Environmental Performance

5. The future Development Application for Stage 2 shall demonstrate that the commercial tower achieves a minimum 5 star Green Star rating and incorporates ESD principles in the design, construction and ongoing operation phases of the development in accordance with the initiatives specified in the ESD Report prepared by Cundall dated July 2020.

Landscaping and Public Domain

6. The future Development Application for Stage 2 shall include detailed landscape plans for all associated public and private open space areas, and for any alterations to the landscape treatment of adjoining public domain areas and road reserves arising from the proposed works.

Public Art

7. The future Development Application for Stage 2 shall provide a Public Art Plan for the provision of public art within the public locations of the Stage 2 development detailing:
 - a. Materials to be used, with particular attention to durability;
 - b. Location and dimension of artwork;
 - c. Public art themes to respond to site history and or social, cultural or natural elements;
 - d. Integration into the site and surrounds; and
 - e. Budget and funding.

Cycle Facilities

8. The future Development Application for Stage 2 shall demonstrate appropriate bicycle parking for occupants of the commercial tower.

9. The future Development Application for Stage 2 shall demonstrate appropriate 'end of trip facilities' for cyclists within the commercial tower.

Section 7.12 Contributions

10. Developer Contributions for all future approvals shall be paid to Council in accordance with the requirements of the Contributions Plan current at the time of the approval.

Construction Management

11. A Construction Management Plan is to be submitted as part of any future application for the site. The Construction Management Plan is to include consideration of the following
 - a. Timelines and timeframes for staging and completion of works”;
 - b. Pedestrian accessibility, legibility, safety and prioritisation;
 - c. Operational integrity of the adjoining Bus interchange including the continuity of bus services; and
 - d. Potential impacts of traffic, rail, and taxi operations.