

MODIFICATION APPLICATION (MOD 1)

DRAFT STATEMENT OF COMMITMENTS FOR THE PROPOSED COMMERCIAL TOWER

ISSUE	COMMITMENT	APPROVAL AUTHORITY	TIMING
Building Code of Australia & Australian Standards	The proposed building is designed to meet all relevant requirements of the BCA & Australian Standards	PCA	Prior to issue of office tower Construction Certificate
Demolition	Demolition work will comply with the requirements of AS2601:2001 in relation to Demolition of Structures. A work plan required by AS260.1:2001 will be accompanied by a written statement from a suitably qualified person that demolition works in the work plan comply with the safety requirements of the relevant Standards.	PCA	Prior to issue of office tower Construction Certificate
Geotechnical and excavation	Geotechnical and excavation issues associated with structural strengthening and provision of a 2 level basement car park will be addressed as part of the preparation of Construction Certificate documentation. A dilapidation survey will be undertaken of adjoining properties prior to works commencing.	PCA	Prior to issue of office tower Construction Certificate
Pedestrian access during construction	Pedestrian access along public footpaths around the site will in the main be retained during construction and suitable pedestrian safety measures implemented where required (as per a CMP).	Council	During Construction
Access to car parking during construction	The DA Construction Management Plan will include a Car Parking Management Plan to ensure adequate parking is available during the construction phases.	PCA	During Construction
Accessibility	The proposed development will be designed & constructed to comply with the relevant Australian Standards, the BCA & the intent of the Disability Discrimination Act with respect to access.	PCA	Prior to issue of office tower Construction Certificate
Public domain works	A public domain improvements plan will be prepared in consultation with Parramatta City Council for public domain improvements. Timing of construction of public domain improvements will be negotiated with Council.	Council	A Public Domain Improvement Plan will be prepared, finalised and approved, prior to DA consent for the office tower. Rectification of any damage to public infrastructure will be completed prior to building occupation.
Street Activation and podium upgrade	The concept plan for street activation and podium upgrade of the facade/interface of the podium, below the tower envelope to Argyle Street and Marsden Street (east side Argyle Street to the pedestrian overbridge) will be included in the Design Competition Brief for the tower.	Design Review Panel	Argyle & Marsden Street podium upgrade and street activation Plan endorsed by the Design Review Panel prior to lodgement of the DA for the office tower.

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Office Tower Architectural design Competition	An Architectural Design Competition will be held for the design of the office tower in accordance with the adopted Design Excellence Strategy and Parramatta City Council's Design Excellence Brief Template, with the design endorsed by the Design Review Panel included in the preparation of the DA.	Design Review Panel	Architectural Design Competition completed and the design endorsed by the Design Review Panel prior to submission of the DA
S7.12 Developer Contributions	The proponent undertakes to pay the S7.12 Developer Contribution (currently 3% of project value) to Council for the office tower and associated facilities. Contributions will be payable with each respective stage of the development.	Council	Contribution for the office tower paid prior to issue of the Construction Certificates for the various stages of construction of the office tower and associated facilities.
Voluntary Planning Agreement	The proponent undertakes to enter into a Voluntary Planning Agreement (VPA) with Council, providing for payment of a cash contribution of \$500,000 for planned public domain improvements to Church Street, extending south from Parramatta Square to Campbell Street.	Council	Prior to issue of DA consent with the contribution paid prior to issue of the Construction Certificate for the office tower.
Transport Accessibility Plan/Guide/Brochure &	Preparation of Transport Accessibility Plan/Guide to inform visitors, shoppers and workers of transport options to access the site without the need to rely on private motor vehicles.	NSW Department of Transport (TfNSW)	Prior to occupation of the office tower.
Road/traffic improvements	Implement road and traffic improvements on the Great Western Highway, Campbell Street, Church Street (northbound) and modifications to signal timing as outlined in Section 3.38 of the Traffic Impact Study report prepared for the project by Colston Budd Rogers & Kafes Pty Ltd, dated October 2012	Council & NSW Department of Transport (TfNSW)	Prior to occupation of the Level 6 retail additions approved under the 2014 Project Approval for the site. .
Construction hours	In accordance with the CMP, construction hours will be limited to between 7am and 6pm Monday to Friday and 7am to 5pm Saturdays. Variations where required, will be identified in consultation with Council.	Council	During Construction
Construction Management	A Construction Management Plan will be prepared for submission with the DA for the office tower. Construction will be undertaken in accordance with the final approved versions of these plans.	PCA	Prior to issue of Construction Certificate for the office tower and during construction for work activity on the site.
Ecologically Sustainable Development	The proposed office tower development will achieve a 5 Green Star Office design rating. Prior to issue of the Construction Certificate for office tower, an ESD strategy will be provided outlining ESD measures to be incorporated into the building.	PCA	Prior to issue of the Construction Certificate for the office tower.