

Compliance Report 2

Locomotive Workshop SSD 8517

June 2020

1 Version control

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Revision 1	12/06/20

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2 Executive Summary

This Compliance Report is written in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

3 Introduction

3.1 Background

Historically, the broader South Eveleigh site was used for railway maintenance, storage and other associated industries. Use of the South Eveleigh site as marshaling yards and workshops formed part of a large railway-based precinct on both sides of the main railway line, dating from 1882 and growing in size until its closure in 1989. Since this time, the precinct has been progressively redeveloped and repurposed.

In 2014, the NSW Government resolved to offer development sites within South Eveleigh for sale through a selective tender process conducted by Urban Growth NSW Development Corporation (UGDC). In November 2015 Mirvac Projects Pty Ltd (Mircvac) was named as the successful party and ownership and development rights of the precinct were subsequently transferred.

The redevelopment of the Locomotive Workshop is also part of Mirvac's redevelopment strategy for South Eveleigh. Two State Significant Development Applications were approved by the Independent Planning Commission on 22 February 2019. SSD 8517 relates to Bays 1-4a and SSD 8449 relates to Bays 5-15.

3.2 Site Description

The Locomotive Workshop building is located within the northern portion of South Eveleigh. It is legally described as Lot 4000 in DP1194309, and has an area of 26,984m².

The site is owned by Mirvac Projects (Retail and Commercial) Pty Limited as the Trustee of the Mirvac Locomotive Trust.

3.3 Project Details

Project name	Locomotive Workshop, Australian Technology Park
Application number	SSD 8517
Project address	2 Locomotive Street, Eveleigh, NSW 2015
Project phase	Construction
Compliance reporting period	Compliance Report 2
Project activity summary	An Interim Occupation Certificate was issued by Philip Chun Private Certifiers on 26 th May 2020 for base building services and fitout in Bays 1-4a with the exclusion of the travelator tunnel, external works and bays 1-2.
Key project personnel	Uma Springford, Senior Development Manager, Mircvac Email: uma.springford@mircvac.com Chris Callaghan, Project Manager, Mircvac Email: chris.callaghan@mircvac.com

3.4 Compliance Monitoring and Reporting Schedule

The table below outlines the frequency of compliance reporting for the project.

Report	Timing	Anticipated Lodgement Date
Compliance Monitoring and Reporting Program	Submitted to DPE 28/02/19	
Pre-Construction Compliance Report Rev 3	Submitted to DPE 21/06/19	
Compliance Report 1	26 weeks following Commencement of Works	11/11/2019
Compliance Report 2	26 weeks following Compliance Report 1	11/05/2020 Actual lodgement date 12/06/20 (this report)

4 Compliance Status Summary

The compliance table (Appendix B) outlines compliance with conditions of consent required for the project. With regards to the compliance status descriptors the following terminology and explanation has been used.

The status of meeting the requirement of the condition of consent:

- Compliant – all necessary approvals have been obtained and the action is completed.
- Non-compliant – the necessary approvals or requirements have not been obtained/ met.
- Not triggered – where a requirement is yet to be triggered.

5 Previous Report Action

Not applicable

6 Incidents

No environmental incidents have occurred and there have been no incidents requiring notification to SafeWork NSW.

7 Complaints

No complaints have been received in relation to SSD 8517.

Appendix A – Compliance Report Declaration Form

Compliance Report Declaration Form	
Project Name	Locomotive Workshop, South Eveleigh
Project Application Number	SSD 8517
Description of Project	Bays 1-4a Adaptive Reuse of the Locomotive Workshops
Project Address	2 Locomotive Street, Eveleigh NSW 2015
Proponent	Mirvac Projects (Retail & Commercial) Pty Limited
Title of Compliance Report	Compliance Report 2
Date	12/06/2019

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- 1.0 Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- 2.0 The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Zac Langsford
Title	Assistant Development Manager
Signature	
Qualification	N/A
Company	Mirvac
Company Address	Level 28, 200 George Street Sydney 2000



Appendix B – Compliance Report 2

Source: Ramboll Independent Environmental Audit - Locomotive Workshop Bays 1 - 4a, 16th October 2019 – Edited by Mirvac Projects

Table A-1: Compliance with SSD 8517					
UNIQUE (ID)	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE COLLECTED	NOTES	COMPLIANCE STATUS
Schedule 2 – Part A Administrative Conditions					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	•	• Interviews with Mirvac (Chris Callaghan, Project Manager) on 18/09/2019.	Mirvac management advised that an audit program has been implemented to monitor and ensure compliance with site specific environmental management plans and minimise environmental harm. These audits include: <ul style="list-style-type: none"> • Critical Focus Audits (internal audit) conducted every 3 months for a specific focus area. To date, one audit on electrical safety has been conducted. • Full internal audits every 12 months covering all focus areas. • External audits every 6 months. This has not been conducted as yet. 	Compliant
TERMS OF CONSENT					
A2	The development may only be carried out:	•	• Interviews with Mirvac (Uma	The following information and/or documentation was provided to confirm	Compliant

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	<p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below (refer to Table provided in the consent).</p>		<p>Springford, Senior Development Manager) on 13/9/2019.</p> <ul style="list-style-type: none"> • Modification of Development Consent for SSD8449, Condition B25, dated 10/9/2019. • Modification of Development Consent for SSD8517, Condition D6, dated 10/9/2019. • Statement of Reasons for decision on NSW Independent Planning Commission for SSD8517 Mod 1 and SSD8449 Mod 1 dated 10/9/2019. • Letter dated 9/9/2019 from DPIE to Mirvac (Uma Springford) re Notice of Determination of 	<p>the development has been carried out as required, in particular:</p> <ul style="list-style-type: none"> • A compliance tracking register against Consent Conditions is maintained by the Principal Certifying Authority (PCA), Philip Chun & Associates. The PCA will not issue a Construction Certificate unless all relevant conditions are compliant. Mirvac advised the development has not received any non-compliances from the PCA and has been issued construction certificates for Stage 1, 2 and 5 for SSD8449 and SSD8517. • Mirvac advised written directions from the Planning Secretary have occurred where modifications to the Consent have been requested by Mirvac. The modifications to the Consent and associated communications were provided for review. • Mirvac advised the EIS, Response to Submissions and noted plans have been followed. The Auditors did not observe this to be otherwise. 	
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			Section 4.55(1A) Modification Application Locomotive Workshop Bays 1- 4a (SSD 8517 Mod 3).		
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.</p>	•	• Refer to Condition A2.	As noted for Condition A2, the Planning Secretary has only made written directions to Mirvac where modifications to the Consent has occurred or in relation to amendments to the Pre-Construction Compliance Report. In such instances, Mirvac has responded and complied with the written directions.	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	•	• Interviews with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019	Mirvac advised there have been no instances where inconsistencies, ambiguity or conflict have occurred as described in this condition.	Not triggered
EVIDENCE OF CONSULTATION					



A5	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Refer to relevant Conditions as listed in findings column. 	<p>The Auditors confirmed that consultation had been carried out as required by the following Conditions:</p> <ul style="list-style-type: none"> • B14 CPTMP (TfNSW and Council) • B24 Rainwater Harvesting and Recycling (Council) • B33 Stage 1 HIP (Heritage Council and Council) • B34 Stage 2 HIP (Heritage Council and Council and other stakeholders) • B36 Arborist Report (Council) • B37 Landscape and Public Domain Plan(s) (Heritage Council and Council) • B38 Detailed Design Information (Heritage Council and Council) • B42 New services (Heritage Consultant) • B45 Tenancy Fit Out Guidelines (Heritage Council and Council) • B48 MCMP (Heritage Council and Council) • C10 CCS (CLC, Heritage Consultant/Experts (B10)) • C22 Aboriginal object (Aboriginal community representatives, the archaeologist and OEH) <p>The following Conditions have yet to be triggered:</p>	Compliant
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				<ul style="list-style-type: none"> E6 Strategy for Ongoing Curation, Interpretation and Conservation (Heritage Council and Council) E11 Workplace Travel Plan (TfNSW) E19 Loading Dock Management Plan (Sydney Coordination Office and Council) F2 Wayfinding Strategy (Council and TfNSW) 	
STRUCTURAL ADEQUACY					
A6	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <i>Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.</i> <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC1_SSD 8517_Stage1_De molition, Philip Chun, 13 May 2019, with attachment letter from Arcadis to Mirvac Re: Locomotive Workshop – Conditions of Consent A6 – Structural Adequacy, 18/02/19. Construction Certificate No. 17-209159_CC2_SSD 	<p>The PCA has issued Certificates of Construction (CC1, CC2, CC5) to date and associated documents, including a letter from the development’s Structural Engineer (Arcadis) certifying that “the structural design of new elements is in accordance with accepted engineering practice, the relevant provisions of the Building Code of Australia and the relevant codes of Standards Australia”. Design Compliance Certificates were also attached to CC2 and CC1.</p>	Compliant

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			<p>8517_Stage2_Foundation, Philip Chun, 2 August 2019, with attachments: Design Compliance Certificate for structural (piling) design, AnewX Pty Ltd, 1/08/19; and Structural Design Certificate, Arcadis, 30/07/19.</p> <ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5_SSD 8517_Stage5_Facade&Roof, Philip Chun, 23 August 2019, with attachment: Structural Design Certificate for the façade and roof, Arcadis, 29/07/19. 		
OPERATION OF PLANT AND EQUIPMENT					
A7	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Interview of Mirvac HSE Officer Maintenance Logbooks for: 	<p>The Mirvac HSE Officer maintains an online HSE Management System, 'Hammertech', that includes an online register for onsite plant. It records the</p>	Compliant

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	(b) operated in a proper and efficient manner.		<ul style="list-style-type: none"> ○ EWP ○ Forklift • 'Daily Truck Driver Checks' sheet for w/e 22/9/19 for Unit No. 635 • 'Daily Crane Operator Checks' sheet for w/e 22/9/19 for Crane Unit No. 685 	<p>date of last service and sends out notifications for inspections that fall due (e.g. 90 day inspection).</p> <p>Daily plant and equipment checks are carried out.</p> <p>Supervisors conduct Task Observations that include checking that operators are conducted safety checks of plant.</p> <p>Daily Safety Check / Pre-startup safety check records were sighted for four plant: an EWP, a forklift, a truck and a crane. Working plant (e.g. excavator, cranes, truck) were observed to be operating at the time of the site visit and they appeared to be operated in a proper and efficient manner.</p>	
APPLICABILITY OF GUIDELINES					
A8	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	•	• Interview with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019	Mirvac has noted this and advised that the versions of these referenced documents were current at the time of issue of the Consent.	Noted
A9	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	•	• Interview with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019	Mirvac advised that the Planning Secretary has not requested updated or revised versions of the referenced documents to be used.	Not triggered
MONITORING AND ENVIRONMENTAL AUDITS					

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A10	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>				Noted
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A11	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p>			No incidents have occurred to date. Therefore, Mirvac have not notified DPIE of an incident.	Compliant
A12	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>				Noted
NON-COMPLIANCE NOTIFICATION					
A13	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 & SSD 8449 	<p>Mirvac notified DPIE of a non-compliance in relation to Condition A16 on 18 September 2019, which was within seven days of becoming aware of the non-compliance (13 September</p>	Compliant

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	compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.		- Conditions A13 & A16	and confirmed by the Auditors on 18 September 2019).	
A14	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	•	<ul style="list-style-type: none"> Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 & SSD 8449 - Conditions A13 & A16 	Mirvac's notification met the requirements of Condition A14.	Compliant
A15	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.				Noted
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
A16	<p>Within three months of:</p> <p>(a) the submission of a Compliance Report under condition C5;</p> <p>(b) the submission of an incident report under condition A11;</p> <p>(c) the submission of an Independent Audit under condition C8;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	•	<ul style="list-style-type: none"> Pre-Construction Compliance Report, Locomotive Workshop SSD 8517, April 2019, Revision 1, 19/12/2018. Email from Mirvac to DPIE, Subject: Locomotive Workshop SSD 8517 / SSD 8449 - Pre-Construction Compliance Reports, 17 April 2019. Email from Mirvac to DPIE dated 	<p>Mirvac submitted the Pre-Construction Compliance Report to DPIE on 17 April 2019. Mirvac did not notify DPIE within three months of the issue of the compliance report that a review of plans, strategies and programs was being carried out. Similarly, Mirvac did not notify DPIE of a review being conducted within three months of DPIE's approval of SSD 8517 (MOD 2), which modified Condition D6 and was approved on 29 May 2019.</p> <p>These omissions were discovered during this Audit and Mirvac subsequently notified DPIE of the reviews on 18 September 2019. As Mirvac are now aware of the requirements of Condition A16 and have subsequently notified DPIE of the reviews, no further action is recommended.</p>	Noted

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			18/09/19, Re. SSD 8517 & SSD 8449 - Conditions A13 & A16 • SSD 8517 (MOD 2), 29 May 2019.		
A17	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			Mirvac have not yet updated any strategies, plans or programs.	Not triggered
LIMITS OF CONSENT					
A18	This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.		Site visits on 13 and 18 September 2019.	Works have physically commenced.	Noted
A19 (as modified)	<p>This consent does not approve the following components of the development:</p> <p>(a) operation and fit out of all tenancies, except the Blacksmith, within Bays 1 and 2 north at ground floor and mezzanine level</p> <p>(b) operation and fit out of all tenancies in Bays 3-4a at ground floor and first floor, including the supermarket</p> <p>(c) operation and fit out of the corner retail annex adjacent to Bay 1</p>		Site interviews with Mirvac personnel on 13 September 2019	Mirvac personnel advised that the listed components of the development are to be approved under separate approvals and are not being developed by Mirvac under SSD 8517. The Auditors saw no evidence that this was not the case.	Compliant

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	<p>(d) hours of operation of all retail tenancies</p> <p>(e) detailed signage design, content and illumination (if proposed) within all approved signage zones, including the Bays renumbering signage and wayfinding. Future approval for these elements is to ensure that the detailed signage design, content and illumination (if proposed) is sensitive to the heritage significance of the building</p> <p>(f) the signage zone, design, content and illumination (if proposed) for any signage on the water towers on Bays 4 and 4a</p> <p>(g) the operation of the outdoor seating areas within Innovation Plaza and Locomotive Street, including the exact location, size, number of seats, hours of operation and management.</p> <p>Where required, separate approval(s) shall be obtained from the relevant consent authority.</p>				
A20	<p>Prior to the issue of the Construction Certificate for each stage of the development, a Long Service Levy is required to be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 2 April 2019 • Levy Receipt, 00378188, 29 April 2019. • Levy Receipt, 00390161, 26 July 2019. 	<p>The Long Service Corporation approved a revision of the instalment plan for SSD 8517 with a schedule of instalments over the life of the project.</p> <p>The first instalment was paid on 29 April 2019, which was prior to commencement of construction. The second payment was made on 26 July 2019, which was prior to the due date under the instalment plan.</p>	Compliant
REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006					

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<p>A21</p>	<p>Contributions will be required based on the Redfern-Waterloo Authority Contributions Plan 2006.</p> <p>The levy is to be calculated as 2% of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 10 of Redfern-Waterloo Authority Contributions Plan 2006.</p> <p>Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution amount of \$1,065,680 plus indexation between the date of approval and date of payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque or alternate payment method for deposit into the Redfern-Waterloo Fund (towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan).</p> <p>Proof of payment of this contribution to the UGDC shall be provided to the Certifying Authority prior to the issue of the first Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to the first Construction Certificate, written verification of this should be provided by UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted.</p> <p>Email info@ugdc.nsw.gov.au or phone 9216 5700 to confirm indexed amount of the contribution, prior to preparation of a bank cheque or finalisation of any agreed alternate payment method made out to the UrbanGrowth NSW Development Corporation.</p> <p>A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Remittance statement dated 17/4/2019 from Mirvac to UrbanGrowth NSW Development Corp for \$1,065,680; • Email dated 2/5/2019 from UrbanGrowth (James Baruch, Director Finance) to Mirvac (Zac Langsford) confirming receipt of payment for SSD8517 	<p>The evidence provided confirms payment to and receipt of \$1,065,680 to UrbanGrowth.</p>	<p>Compliant</p>
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	UGDC, Level 12, MLC Centre, 19 Martin Place Sydney or from the website www.ugdc.nsw.gov.au				
REDFERN-WATERLOO AUTHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006					
A22	N/A				
STAGING					
A23	The development may be carried out generally in accordance with the following stages. A Construction Certificate may be obtained for each of the following stages, subject to satisfaction of the relevant condition(s) (refer to Table provided in the Consent)	•	<ul style="list-style-type: none"> Construction Certificates issued by Philip Chun & Associates for: <ul style="list-style-type: none"> Stage 1 Demolition, endorsed 13/5/2019; Stage 2- Foundation, endorsed 2/8/2019; Stage 5 Façade & Roof, endorsed 23/8/2019 	The development is being carried out in stages as described in the Consent. Mirvac provided Construction Certificates for Stages 1, 2 and 5 to confirm the relevant conditions have been met to the satisfaction of the PCA.	Compliant
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					
EXTERNAL WALLS AND CLADDING					
B1	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	•	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5_SSD 8517_Stage5_Façade&Roof, 23 August 2019, attachments, 	The PCA issued a Construction Certificate for SSD8517 (Bays 1-4a) Stage 5 Façade and Roof only (excluding roof skylights, platforms and guardrails). Attached to CC5 is a letter from Mirvac Design to the PCA that provides an Architect's statement that the external wall / façade details	Compliant

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			including a letter from Mirvac Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019.	submitted to the PCA were designed to meet the relevant combustibility requirements including BCA requirements (listed in the letter). The Auditors rely on CC5 as evidence that the PCA was satisfied that the design for the external walls, including additions, comply with the relevant requirements of the BCA.	
B2	Before the issue of the Stage 5 Construction Certificate (for Bays 1-4a) and the first Occupation Certificate for the Locomotive Workshop, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	•	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5_SSD 8517_Stage5_Facade&Roof, 23 August 2019, attachments, including a letter from Mirvac Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019. 	A letter from Mirvac Design to the PCA provides an Architect's statement that includes details on the products and systems proposed for use or used in the construction of external walls, including finishes and claddings, were designed to meet the relevant combustibility requirements including BCA requirements (listed in the letter). It was submitted to the PCA prior to issue of CC5. The Auditors take CC5 as evidence that the PCA was satisfied with the Architect's statement and listed drawings.	Compliant
B3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	•	<ul style="list-style-type: none"> Letter from Philip Chun (PCA) to DPIE re. SSD 8517 CC5, 23 August 2019, attachments including CC5 and a letter from Mirvac 	Mirvac provided a copy of the documentation to DPIE more than 7 days after the PCA accepted the documentation, as indicated by the issue of CC5. The Auditors consider this to be an administrative non-compliance with no further action required.	Compliant

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			<p>Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019.</p> <ul style="list-style-type: none"> Email from Mirvac to DPIE, Re: SD 8517 Locomotive Workshop - External Walls and Cladding Condition of Consent, 12/09/19. 		
NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE					
B4	Work must not commence until a relevant Construction Certificate has been issued.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter from Philip Chun to DPIE re. SSD 8517 CC1, 13 May 2019, attachments including CC1. Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement, 31 May 2019. Letter from Philip Chun to DPIE re. SSD 8517 CC2, 2 August 2019, 	<p>Construction works were notified as scheduled to commence on 4 June 2019, which followed the issue of CC1 on 13 May 2019.</p> <p>Stage 2 construction works were notified as scheduled to commence on 2 August 2019, which followed the issue of CC2 on 2 August 2019. The Auditors observe that in the Notification of Commencement email and letter, Mirvac indicated that commencement was “subject to the issue of the Construction Certificate”.</p> <p>Stage 5 construction works were notified as scheduled to commence on 26 August 2019, which followed the issue of CC5 on 23 August 2019.</p>	Compliant

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			<p>attachments including CC2.</p> <ul style="list-style-type: none"> Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement of Stage 2, 30 July 2019. Letter from Philip Chun to DPIE re. SSD 8517 CC5, 23 August 2019, attachments including CC5. Email from Mirvac to DPIE re. SSDA 8517 & SSDA 8449 – Condition C2 Commencement of Works, 23 August 2019. 	<p>The Auditors understand that Mirvac do not currently have a method for tracking actual commencement dates. Therefore, the Auditors cannot verify that work only commenced following issue of the relevant CC. However, there is no evidence that work commenced prior to the issue of the relevant CC and, on this basis, consider this Condition to be compliant.</p> <p>The Auditors recommend as a suggestion for improvement, that Mirvac track actual commencement dates and times, where relevant, such as in their 'CC Programme' spreadsheet.</p>	
AMENDED PLANS					
B5 (as modified)	<p>Prior to the issue of the Stage 3 Construction Certificate for the Locomotive Workshop, amended architectural plans/elevations and supporting documentation shall be submitted for the approval of the Planning Secretary demonstrating the following:</p> <p>(a) removal of the signage zones from the water towers above Bays 4-4a (See Condition A19(f)).</p>		SSD 8517 MOD 3	Condition B5 has been deleted from SSD 8517.	Not Applicable
CAR PARKING					

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B6	The proposal shall provide the following car spaces in Locomotive Street in accordance with the approved landscape/public domain concept plan: (a) 4 accessible spaces (b) 6 on street loading spaces (off Locomotive Street) (c) 1 taxi space (d) 1 drop off / pick up space (e) 1 fire brigade space				Not triggered
B7	The layout of the car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.				Not triggered
BICYCLE PARKING					
B8	A minimum of 46 visitor bicycle spaces shall be provided in the public domain along Locomotive Street, as per drawing no. L_Base Master, Landscape Plan, prepared by Aspect Studios and dated 1/6/2017.				Not triggered
B9	The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015.				Not triggered
COMMUNITY LIAISON GROUP					
B10	The Community Liaison Group established under SSD 7317 and a suitably qualified heritage consultant/s and/or heritage expert/s is to be used for SSD 8517, to ensure that the community is kept informed and has an opportunity to feedback on the construction of the Locomotive Workshop. All	•	• Interviews with Mirvac (Uma Springford, Senior Development	Curio Projects has been engaged as Mirvac's heritage consultant and are a member of the Community Liaison Group. Meeting summaries for meeting numbers 21, 22, 23 and 24 were provided to demonstrate regular CLG	Compliant

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	complaints are to be recorded on a complaint register and reported regularly to the Community Liaison Group.		<p>Manager) on 13/9/2019;</p> <ul style="list-style-type: none"> • South Eveleigh Community Liaison meeting summaries for 10/12/2018 (meeting #21); 4/2/2019 (meeting #22); 15/4/2019 (meeting #23); 27/5/2019 (meeting #24); • Complaints Register 	<p>meetings occur and include a list of attendees and apologies. Two of the meeting summary documents indicated that the CLG was attended by the Principal Heritage Specialist & Director from Curio Projects, representing the South Eveleigh Project team. Meeting summaries included feedback noted for each agenda item.</p> <p>A summary of the number and type of complaints and enquiries between each CLG meeting is discussed during the meeting, as evidenced by the meeting summary documents.</p> <p>The Complaint Register contained two noise related complaints made by existing tenants in Bay 14 associated with saw cutting in the hall area. These were reported on 4/9/19.</p>	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN					
B11	<p>Prior to the issue of the relevant Construction Certificate, a detailed Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan shall include, but not be limited to:</p> <p>(a) identification of each work area, site compound and access route (both private and public)</p> <p>(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes</p> <p>(c) identification of all potentially affected sensitive receivers</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Email dated 1/4/2019 from PCA (Rhoebee Clemente of Philip Chun & Associates) to Mirvac (Zac Langsford) confirming receipt and approval of the CNVMP; • ATP Locomotive Workshop Construction Noise 	<p>A review of the CNVMP by the Auditors against the Condition B11(a) to (i) confirms the plan addresses each of these sub-conditions.</p> <p>Documentation provided confirms the updated CNVMP was submitted to the PCA on 1/4/2019 and was subsequently approved.</p>	Compliant

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	<p>(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)</p> <p>(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)</p> <p>(f) where the objectives are predicted to exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts</p> <p>(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers</p> <p>(h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity</p> <p>(i) measures to monitor noise performance and respond to complaints</p> <p>(j) effective site induction, and ongoing training and awareness measures for personnel (e.g. tool box talks, meetings etc).</p>		<p>and Vibration Management Plan, AC10, Issue 3, 1/4/2019 prepared by Arup Pty Ltd</p>		
	AIR QUALITY MANAGEMENT PLAN				
B12	<p>Prior to the issue of the relevant Construction Certificate, an Air Quality Management Plan (AQMP) must be prepared for the project and approved by the PCA. It must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods). The AQMP must be implemented and must include, as a minimum:</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Email dated 7/2/2019 from PCA (Rhoebee Clemente of Philip Chun & Associates) to Mirvac (Zac 	<p>A review of the AQMP by the Auditors against the Condition B12(a) to (f) confirms the plan addresses each of these sub-conditions.</p> <p>Documentation provided confirms the AQMP was submitted to the PCA on 31/1/2019 and was subsequently approved on 7/2/2019.</p>	Compliant

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	<p>(a) contain relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour), including consideration of any contaminated materials;</p> <p>(b) contain a mission statement;</p> <p>(c) contain dust and VOCs/odour management strategies consisting of</p> <p>(i) objectives and targets;</p> <p>(ii) risk assessment;</p> <p>(iii) suppression improvement plan.</p> <p>(d) set out monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(e) contain a communication strategy; and</p> <p>(f) include a performance review system for continuous improvements.</p> <p>The Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.</p>		<p>Langsford) confirming receipt and approval of the AQMP;</p> <ul style="list-style-type: none"> Air Quality Management Plan 'For Construction' Locomotive Workshop, 51142/119641 Rev 1, 3/12/2018 prepared by JBS&G Australia Pty Ltd. 		
	CONSTRUCTION WASTE MANAGEMENT PLAN				
B13	<p>Prior to the issue of the relevant Construction Certificate, a Waste Management Plan must be developed for the project by a suitably qualified person and approved by the PCA. The Plan must be implemented and must include, as a minimum, the following elements:</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Aconex Memorandum from Philip Chun to Mirvac, Re: Condition B13 (SSD 8517) / B10 	<p>Documentation provided confirms the WMP was submitted to the PCA on 13/2/2019 and was subsequently approved on 25/2/2019, ahead of the issue of CC1 on 13 May 2019.</p>	Compliant



<p>(a) A Stockpile, Contamination Soil and Sediment Management Plan including:</p> <p>(i) the exact locations where contaminated waste material (including Acid Sulphate Soils if found) and non-contaminated waste material will be stockpiled. Contaminated and non-contaminated waste material must be stockpiled separately and the designated areas must be clearly marked and labelled (on plans and on the ground);</p> <p>(ii) details of how the stockpiled waste material will be kept separate from non-contaminated waste material;</p> <p>(iii) procedures for minimising the movement of waste material around the site and double handling; and</p> <p>(iv) additional information detailing how materials proposed to be recycled/reused will be segregated on the site during operations. Particularly in relation to those wastes categorised as 'Building' waste.</p> <p>(b) A detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.</p> <p>(c) A commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with the EPA's Classification Guidelines.</p> <p>(d) Details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <p>(i) a traffic plan showing transport routes within the site;</p> <p>(ii) location of stockpiles at each stage as they migrate within the site;</p>		<p>(SSD 8449) - Construction Waste Management Plan - CC01, 25/2/2019</p> <ul style="list-style-type: none"> Waste Management Plan, 51142/120518 Rev 2, JBS&G Australia Pty Ltd, 7 February 2019. 	<p>The Auditors recommend that the WMP be reviewed and updated to reflect current arrangements and ensure that it meets all the Condition B13 requirements.</p>	
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	<p>(iii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</p> <p>(iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate).</p> <p>(e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.</p>				
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN					
B14	<p>Prior to the issue of the relevant Construction Certificate, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person in consultation with the CBD Coordination Office of TfNSW and Council. A final copy of the plan is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any works.</p> <p>The Plan must include a Green Travel Plan for construction workers and detailed measures that would be implemented to minimise the impact of the development on the safety and capacity of the surrounding road network, minimise truck movements to and from the site as far as practicable during the peak periods of this consent. In addition, the CPTMP shall address, but not be limited to, the following matters:</p> <p>(a) location of the proposed work zone</p> <p>(b) haulage routes</p> <p>(c) construction vehicle access arrangements</p> <p>(d) estimated number of construction vehicle movements</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Aconex Response from Philip Chun to Mirvac, Re: Condition B14 SSD8517 / B10 SSD 8449, 17/04/2019. • Australian Technology Park, Eveleigh, Locomotive Workshop Development Construction Pedestrian & Traffic, Issue F, GTA Consultants (NSW) Pty Ltd, 29 March 2019. 	<p>Mirvac submitted the GTA Consultant's documents: Construction Pedestrian & Traffic document (herein referred to as the CPTMP) and Green Travel Plan (GTP) to the PCA on 16/04/19 along with endorsement of the documents by the Coordinator General, Transport Coordination Office and the City of Sydney Council.</p> <p>Although not required under Condition B14, the PCA advised Mirvac that Condition B14 was satisfied.</p> <p>Earlier versions of the CPTMP and GTP were submitted to City of Sydney Council for review on 25/01/19.</p> <p>Earlier versions of the CTPMP and GTP were submitted to City of Sydney Council and Transport Coordination for review on 25/01/19 and 6/03/19, respectively. Transport Coordination commented on the CPTMP on 15 March 2019 and endorsed it on 11 April 2019. This occurred prior to the issue of</p>	Compliant



	<p>(e) construction program</p> <p>(f) consultation strategy for liaison with surrounding stakeholders</p> <p>(g) any potential impacts to general traffic, pedestrians and bus services within the vicinity of the site from construction vehicles during construction</p> <p>(h) cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should be referenced to ensure that coordination of work activities is managed to minimise impacts on the road network</p> <p>(i) should impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified</p> <p>(j) include the builder's direct contact number to small businesses adjoining or impacted by the construction work, the Transport Management Centre and Sydney Coordination Office within TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time</p> <p>(k) parking arrangements for construction workers and sub-contractors, and any measures proposed to avoid parking in the streets in the local areal</p> <p>(l) pedestrian/cyclist and traffic management measures.</p>		<ul style="list-style-type: none"> • Australian Technology Park, Locomotive Shed Redevelopment, Green Travel Plan, Issue C, GTA Consultants (NSW) Pty Ltd, 28 March 2019. • Email from Mirvac to City of Sydney Council, re. Locomotive Workshop SSD 8449 & SSD 8517 - Construction Pedestrian and Traffic Management Plan & Green Travel Plan - FOR REVIEW, 25/01/19. 	<p>CC1 and prior to commencement of any works.</p> <p>The Auditors consider the CPTMP and GTP to generally meet the requirements of Condition B14. However, the following observations are made:</p> <ul style="list-style-type: none"> • The CPTMP considers cumulative impacts to a degree in relation to numbers of construction workers at the ATP site, which includes the Locomotive Workshops, and construction traffic volumes although it is not clear whether that relates to the Locomotive Workshop site only or includes other construction works in the area. There is no reference to existing CPTMPs for developments within or around the development site, which is noted by TfNSW in their endorsement of the CPTMP/GTP. • A commitment to consult stakeholders in reference to preparing detailed vehicle and pedestrian traffic control plans is discussed under Section 4.8 Pedestrian and Cyclist Access. However, the CPTPM does not more broadly provide a 	
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				<p>consultation strategy for liaison with surrounding stakeholders.</p> <p>The Auditors recommend that the CPTMP be updated to discuss: the cumulative impacts with other projects within the region, not just the ATP, including reference to other CPTMPs; and the consultation strategy, possibly with reference to the Community Liaison Group.</p>	
PRE-CONSTRUCTION DILAPIDATION REPORT					
B15	<p>The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be approved by the PCA prior to the issue of the Stage 2 Construction Certificate. A copy of the report is to be forwarded to each of the affected property owners.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the PCA that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Pre-Construction Dilapidation Report, Locomotive Workshops, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019. • Pre-Construction Dilapidation Report, Council Assets, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019. • Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh Revision 	<p>Van der Meer, considered to be a suitably qualified engineering consulting firm, prepared two pre-construction dilapidation reports for the workshops at the western end of the Locomotive Workshops and the Public Domain (i.e. Council Assets) and a Comparison Dilapidation Report for the Locomotive Workshop building itself, which the Auditors understand was an update on a previous 2016 dilapidation report. Mirvac submitted these reports to the PCA on 21 February 2019. The PCA advised Mirvac that Condition B15 was satisfied on 25 February 2019, which was prior to the issue of CC2.</p> <p>Van der Meer also sent a copy of the report(s) to Sydney Trains, the only affected property owner aside from Mirvac, on 15 February 2019.</p>	Compliant

	<p>Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is the sooner.</p>		<p>B, van der Meer (NSW) Pty Ltd, 1 February 2019.</p> <ul style="list-style-type: none"> • Emails between Mirvac and Philip Chun, Re: 17-209159_CO_2011 2018 - RE: ATP- Locomotive Shed - Pre Construction Dilapidation Report, from 15/11/18 to 20/11/18. • Emails between van der Meer and Sydney Trains re. Dilapidation Inspection Required at Rail work shop buildings – EMC, 7/12/18 to 18/2/19. • Aconex Memorandum, from Philip Chun to Mirvac, Re: Condition B15 SSD 8517 / B13 SSD 8449 - Pre-Construction 		
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			Dilapidation Report - CC02		
	MECHANICAL VENTILATION				
B16	All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with relevant Australian Standards, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate. The PCA must be satisfied that the proposed system is leading industry standard in terms of environmental performance.			Closed in the issue of CC4 on 5 th December 2019 by Philip Chun.	Compliant
	SYDNEY WATER ASSETS				
B17	Prior to issue of the first Construction Certificate, the Applicant is required to demonstrate that the development will not interfere with the operation of and accessibility to Sydney Water's assets (including water, sewer and stormwater).		Email from RAR to Mirvac, Subject: [#61/25010 BPA] Locomotive Workshop Redevelopment – Building, dated 21 January 2019 with attachments: <ul style="list-style-type: none"> • Building Plan Approval: Asset Not Affected, 18/01/19 • Tap in™ Application number 583042, 18/01/19 • Stamped Building Plans, 18/01/19 Email from RAR to Mirvac, Subject:	The Water Servicing Coordinator (WSC) engaged by Mirvac, Rose Atkins Rimmer (RAR), submitted two applications via Tap in™ for the Locomotive Workshop comprising Retail and Commercial bays (Application number 583042) and the Travelator (Application number 451753). Both applications were referred back to the WSC. RAR issued a Building Plan Approval: Asset Not Affected, for the Locomotive Workshop comprising Retail and Commercial bays (Tap In Ref: 583042) with associated Stamped Plans, all dated 18/01/19. RAR issued a Sydney Water, Building Plan Approved – Subject to Requirements letter, for the Travelator (Tap In Ref: 451753) and a Sydney	Compliant

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			<p>[#61/32855] Locomotive Workshop Redevelopment - Travellator, dated 18 April 2019 with attachments:</p> <ul style="list-style-type: none"> • Sydney Water, Building Plan Approved – Subject to Requirements letter, for the Travelator, 18/04/19 • Tap in™ Application number 583042, 17/05/18 • Stamped Building Plans, 18/04/19 • Sydney Water Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset, 18/04/19 	<p>Water Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset, with associated Stamped Plans, all dated 18/04/19.</p> <p>The above Building Plan Approvals were issued to Mirvac prior to CC1.</p>	
B18	<p>The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.</p> <p>Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-</p>		<p>As above, Tap in™ Application numbers 583042 and 451753</p>	<p>As above</p>	<p>Compliant</p>

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	building-developing/building/sydney-water-tap-in/index.htm				
B19	<p>A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. It is recommended to apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.</p> <p>Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development Description: Adaptive reuse of the Locomotive Workshop (Bays 1-4a), 5 March 2019. • Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development 	<p>Mirvac applied for a Section 73 Compliance Certificate through RAR, the WSC, and received Notice of Anticipated Requirements.</p>	Compliant

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			Description: Adaptive reuse of the Locomotive Workshop (Bays 5- 15), 5 March 2019.		
INSTALLATION OF WATER EFFICIENCY MEASURES					
B20	All toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the consent of the PCA, prior to the issue of the Stage 4 Construction Certificate.		<ul style="list-style-type: none"> FF&E Rev H & Buchan letter 	FF&E outlining evidence with the condition of consent was approved by the PCA	Compliant
B21	All taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted for the approval of the PCA, prior to issue of the Stage 4 Construction Certificate.		<ul style="list-style-type: none"> FF&E Rev H & Buchan letter 	FF&E outlining evidence with the condition of consent was approved by the PCA	Compliant
B22	New urinal suites, urinals and urinal flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).		<ul style="list-style-type: none"> FF&E Rev H & Buchan letter 	FF&E outlining evidence with the condition of consent was approved by the PCA	Compliant
B23	Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to and approved by the PCA, prior to the issue of the relevant Construction Certificate.		<ul style="list-style-type: none"> FF&E Rev H & Buchan letter 	FF&E outlining evidence with the condition of consent was approved by the PCA	Compliant
RAINWATER HARVESTING AND RECYCLING					
B24	Prior to the issue of the Stage 3 Construction Certificate, the Applicant is to detail how rainwater harvesting and recycled water reuse (RH&RWR) for the Locomotive Workshop will integrate with the RH&RWR strategy for the ATP precinct (approved under SSD 7317). This strategy is to be prepared in		<ul style="list-style-type: none"> Locomotive Workshop RH&RWR strategy, approved by the 	Locomotive Workshop RH&RWR strategy, approved by the Department on 24/10/19 accepted as evidence of approval by the PCA.	Compliant

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	consultation with Council and submitted to and approved by the Secretary.		Department on 24/10/19		
STORMWATER AND DRAINAGE					
B25	<p>Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by the PCA. All approved details for the disposal of stormwater and drainage are to be implemented in the development.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter from at&I to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&I, 22/12/16. • Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18. • Letter from Harris Page & Associates Pty Limited (HP&A), Re: ATP – Locomotive Redevelopment, SSDA 8517 – On Site Stormwater Drainage Systems Advice, 4/02/19. • Emails between Mirvac and Philip Chun, Subject: Stormwater and 	<p>The letters from at&I and HP&A to Mirvac indicate that the ATP's existing private stormwater infrastructure would be used for stormwater disposal and drainage from the development including a system of on-site stormwater detention.</p> <p>Sydney Water had advised at&I that the ATP was served by an existing OSD located at Vice Chancellor's Oval and adjoining tennis courts, and on that basis, OSD was not required for individual proposed buildings. Sydney Water also advised that the OSD was not a Sydney Water asset and that a positive covenant was required for the OSD with the owner of the oval.</p> <p>Mirvac has advised that Mirvac owns the OSD infrastructure and therefore a positive covenant was not required. Mirvac submitted the information to the PCA by 22/03/19 and the PCA approved it on 1/04/19, prior to the issue of CC1.</p>	Compliant

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			<p>Drainage - Conditions B25-28 SSD 8517 / Conditions B22- B25 SSD 8449 - Locomotive Workshop, 5/02/19 to 1/04/19.</p> <ul style="list-style-type: none"> Email from Mirvac to Ramboll, Re: IEA, 2/10/19. 		
B26	<p>The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the onsite detention must be submitted prior to a Construction Certificate being issued excluding any approved preparatory, demolition or excavation works.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter from at&l to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&l, 22/12/16. Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18. Email from Mirvac to Ramboll, Re: IEA, 2/10/19. 	<p>Sydney Water advised At&l that the ATP was served by an existing OSD located at Vice Chancellor’s Oval and adjoining tennis courts, and on that basis, OSD was not required for individual proposed buildings. Sydney Water also advised that the OSD was not a Sydney Water asset and that a positive covenant was required for the OSD with the owner of the oval. Mirvac advised that Mirvac owns the OSD infrastructure and therefore a positive covenant was not required.</p>	Compliant
B27	<p>Any proposed connection to the relevant authority underground drainage system will require the owner to enter into a Deed of Agreement with the relevant</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter from at&l to Mirvac, re: ATP Development – 	<p>HP&A advised Mirvac that no direct connection to Sydney Water’s assets was required as the Locomotive</p>	Compliant

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	<p>authority and obtain registration on Title of a Positive Covenant prior to Construction Certificate being issued for public domain works or above ground building works, whichever is earlier, and prior to the commencement of any work within the public way.</p> <p>Note: Contact Council's Legal Unit prior to the drafting of the positive covenant.</p>		<p>Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&I, 22/12/16.</p> <ul style="list-style-type: none"> Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18. Letter from Harris Page & Associates Pty Limited (HP&A), Re: ATP – Locomotive Redevelopment, SSDA 8517 – On Site Stormwater Drainage Systems Advice, 4/02/19. 	<p>Workshop will directly connect to existing ATP private infrastructure that encircles the site.</p>	
B28	<p>An "Application for Approval of Stormwater Drainage Connections" must be submitted to the relevant authority with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the relevant authority's drainage system.</p>		As above	As above	Compliant
B29 (as modified)	<p>Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> SSD Compliant – STW Configuration & Filtration Concept, HP&A, 29/01/19. 	<p>Mirvac engaged HP&A to conduct a stormwater quality assessment that was accompanied by a Design Certificate.</p>	Compliant

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	<p>stormwater quality assessment must be undertaken and must be approved by the PCA.</p> <p>The stormwater quality assessment must:</p> <p>(a) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design;</p> <p>(b) use modelling from an industry-standard water quality model; and</p> <p>(c) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads relative to pre-development pollutant loads:</p> <p>(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by >25%;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by >30%;</p> <p>(iii) reduce the baseline annual pollutant load for total phosphorous by >10%;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by >10%.</p>		<ul style="list-style-type: none"> • Certificate of Design – Design Certificate, Hydraulic Design, HP&A, 24/07/19. • Email from Philip Chun to Mirvac, 017-209159_CO_0807 2019 - RE: Stormwater Quality Assessment - Loco DA Consent, 8/07/19. • Construction Certificate No 17-209159_CC2_SSD 8517_Stage2_Foundation, 2/08/19. 	<p>The PCA accepted the stormwater quality assessment in the interim whilst a modification to this condition in relation to the annual pollutant loads, was being sought. The PCA's acceptance was prior to the issue of CC2 on 2/08/19.</p> <p>Condition B29 modification (MOD1) in relation to the pollutant loads was issued on 10 September 2019.</p>	
	EROSION AND SEDIMENT CONTROL				
B30	<p>Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the PCA prior to the issue of the relevant Construction Certificate.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Hydraulic Design Certificate for Sediment and Erosion Control Measures, Harris Page & Associates Pty Limited (HPA), 07/03/19. 	<p>The HPA Hydraulic Design Certificate certifies that the Sediment and Erosion Control Measures depicted in the Sediment and Erosion Control Plan drawing meet the requirements specified in Condition B30.</p> <p>The details were submitted to the PCA and the PCA advised that Condition B30 was satisfied on 8 March 2019.</p>	Compliant

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			<ul style="list-style-type: none"> • Drawing titled Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev P4, HPA, 19/02/19. • Aconex Response from Philip Chun to Mirvac, Re: S&E Alternative Entry/Exit Bund, 8/3/2019. 	The Auditors observe that the designated area for the Stockpile Management Bay is not being used for that purposes and that stockpiles are located inside the building, as discussed in Condition B13.	
ACCESS FOR PEOPLE WITH DISABILITIES					
B31	Prior to the issue of the relevant Construction Certificate, detailed design documentation demonstrating compliance with the recommendations of the Access Report (Final), prepared by Morris Goding Accessibility Consulting, dated 25 October 2017 shall be provided to and approved by the PCA. Any works must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The PCA must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on the Construction Certificate drawings.			Closed in the issue of CC4 on 5 th December 2019 by Philip Chun.	Compliant
DEVELOPMENT ADJACENT TO A RAIL CORRIDOR					
B32	Prior to the issue of the relevant Construction Certificate, an acoustic assessment is to be submitted to the Secretary demonstrating how the proposed development will comply with the Department of Planning's document titled	•	<ul style="list-style-type: none"> • Email from Arup to Mirvac, Subject ATP Locomotive Workshop – Acoustic 	Arup's acoustic assessment found that the development met the requirements of "Development Near Rail Corridors and Busy Roads- Interim Guidelines". Mirvac submitted it to the DPIE on 5	Compliant

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	“Development Near Rail Corridors and Busy Roads- Interim Guidelines”.		<p>Compliance Statement for SSDA 8517 Condition B32, 5 June 2019.</p> <ul style="list-style-type: none"> Email from Mirvac to DPIE, Re: SSD 8517 – Condition B32, 5/06/19. 	June 2019, which is prior to the issue of CC4.	
HERITAGE INTERPRETATION					
B33	<p>Prior to the issue of the first Construction Certificate for the Locomotive Workshop, the endorsed Stage 1 Heritage Interpretation Plan (under SSD 7317) is to be reviewed and updated, in consultation with the Heritage Council and Council, to the satisfaction of the Planning Secretary.</p> <p>The updated plan must be prepared in accordance with the Applicant’s Heritage Impact Statement, the ATP Conservation Management Plan, relevant NSW Heritage Division guidelines and address material and intangible cultural heritage.</p> <p>It must require the Stage 2 Heritage Interpretation Plan be consistent with the Stage 1 Heritage Interpretation Plan, outline the next steps for the Stage 2 Heritage Interpretation Plan, identify concepts that have been further developed for the Locomotive Workshop, including interpretative elements for the loading dock and travelator and detail consultation undertaken with the Heritage Council and Council. It shall also provide for the subsequent stages of the Heritage Interpretation Plans to be prepared in consultation with the Heritage Council, Council and other stakeholders, including former workers, Aboriginal stakeholders, volunteers,</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter dated 7/5/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) confirming approval of the Addendum to the Interpretation Strategy for ATP. Addendum to the Interpretation Strategy for Australian Technology Park, Issue 5, 18/4/2019 prepared by Curio Projects. 	<p>An update to the approved Stage 1 Heritage Interpretation Plan (HIP) was submitted on 3/4/2019 and subsequently approved by the DPIE on 7/5/2019.</p> <p>Note: Mirvac refers to the update to the Stage 1 HIP as “Addendum to the Interpretation Strategy for the Australian Technology Park” report prepared by Curio Projects, November 2016).</p> <p>The update report (i.e. Addendum) was prepared in consultation with the Heritage Council & City of Sydney Council.</p> <p>A review of the Addendum by the Auditors confirms the report includes discussion on: concepts for the Locomotive workshop including interpretive elements for the loading dock and traveller; next steps for</p>	Compliant

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	the local community and relevant railway associations, and document the findings and recommendations raised in consultation.			consideration in Stage 2 HIP; and a schedule of future key activities including stakeholder consultation.	
B34	<p>Prior to the issue of the first Construction Certificate for the Locomotive Workshop, the Applicant shall submit the Stage 2 Heritage Interpretation Plan for the Locomotive Workshop for approval by the Planning Secretary. This plan shall be prepared in accordance with the Stage 1 Heritage Interpretation Plan, the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. Stage 2 shall be prepared in consultation with the Heritage Council and Council, and other stakeholders, including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter dated 6/9/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) approving Stage 2 HIP; • Letter dated 22/7/2019 from Mirvac (Philippa Williams) to DPIE (Carolyn McNally, Secretary) advising of further stakeholder consultation undertaken; • Stage 2 Heritage Interpretation Plan for the Locomotive Workshops SSD8517 and SSD8449, Final Report, July 2019 prepared by Curio Projects 	<p>The Stage 2 HIP was submitted to the DPIE on 22/7/2019 and subsequently approved on 6/9/2019.</p> <p>A review of the Stage 2 HIP by the Auditors confirms the Plan was prepared in accordance with the listed references in this Condition and documented the findings and recommendations from stakeholder consultation.</p>	Compliant
	REMEDATION				

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B35	<p>Prior to the issue of the relevant Construction Certificate, a Remediation Environmental Management Plan (REMP) prepared by a suitably qualified person must be submitted to and approved by the PCA. The plan shall be prepared for each development stage to ensure the works and management are specific to each developable area and must:</p> <p>(a) outline the environmental monitoring and management measures to be implemented during the remediation and construction works on the site;</p> <p>(b) be consistent with and adopt all recommendations of the Remedial Action Plan prepared by JBS&G dated 15 June 2016 and reflect the requirements of Clause 17 and Clause 18 of SEPP 55; and</p> <p>(c) provide contingency measures to manage unexpected finds of contaminated materials, beyond that anticipated at the site.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Mirvac Projects, During Construction Remediation Environmental Management Plan for the Locomotive Workshop, Australian Technology Park, Eveleigh, NSW, 51142/121294, JBS&G Australia Pty Ltd, 26 March 2019. • Emails between Mirvac and Philip Chun, Re: Condition B34 [B35] SSD 8517 / Condition B30 [B29] SSD 8449 - Remediation Environmental Management Plan – CC01, 13/02/19 to 27/03/19. 	<p>The REMP was prepared by JBS&G and was submitted to and approved by the PCA prior to the issue of CC1.</p> <p>The Auditors consider the REMP meets the requirements of Condition B35.</p>	Compliant
ARBORIST REPORT					
B36	<p>Prior to issue of the first Construction Certificate, the Arborist Report shall be updated by an appropriately qualified Arborist, in consultation with Council, to</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Amended Tree Removal & Pruning 	<p>The Arborist Report was updated and issued by Lee Hancock on 1 March 2019. Lee Hancock was appropriately</p>	Compliant



	<p>provide details of potential impacts and measures to protect the health of all retained trees during construction.</p>		<p>Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 27/07/2018.</p> <ul style="list-style-type: none"> Amended Tree Removal & Pruning Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 5/03/19. Emails between Mirvac and City of Sydney Council, Subject: SSD8517 Locomotive Workshop Bays 1-4a - Condition B36 - Arborist Report - For Review, dated 	<p>qualified as a Level 5 Arborist. Mirvac sent the updated report to the City of Sydney Council for consultation purposes on 1 March 2019. Following comments received, the Arborist report was further amended and re-issued on 5 March 2019. A copy of the revised report was sent to Council, which was prior to the issue of CC1.</p> <p>The amended report discusses the impacts and measures to protect the health of all of the retained trees during construction, including the installation of ornamental tree guards around trees 66 and 68.</p>	
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			<p>from 1 to 5 March 2019.</p> <ul style="list-style-type: none"> Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A Garden Street Eveleigh, 19/03/19, with attached Permit for Clearing Vegetation – Approval, 19/03/19 		
LANDSCAPING AND PUBLIC DOMAIN PLAN					
B37	<p>Detailed landscape and public domain plan(s), drawn to scale, by a qualified landscape architect or landscape designer, must be prepared in consultation with Council and the Heritage Council and approved by the Planning Secretary prior to the issue of the first public domain Construction Certificate.</p> <p>The Applicant must provide evidence to the Planning Secretary of the consultation undertaken with Council and the Heritage Council, identifying how comments have been considered in the submitted plans.</p> <p>The plan must reference the industrial character of the precinct, and be generally in accordance with Council's 'Public Domain Manual', and include:</p> <p>(a) detail how the public domain and landscape design, treatment and materials will integrate with the endorsed public domain and landscaping (as per SSD 7317)</p>				Not triggered, as relevant to CC6.

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	<p>(b) provide conservation and retention of movable heritage items and interpretive devices for heritage features, in relation to the history of the site overall</p> <p>(c) location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features</p> <p>(d) details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable)</p> <p>(e) deep soil depth, unencumbered by any structures for mature tree growth</p> <p>(f) location of at least one new tree in the public domain to replace the removal of the London Plane tree in Innovation Plaza</p> <p>(g) a maintenance plan, including details of planting procedures and maintenance</p> <p>(h) details of drainage, waterproofing and watering systems.</p>				
UTILITY SERVICES					
B38	<p>Prior to the issue of a relevant Construction Certificate, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the construction of the development and demonstrate to the PCA that a satisfactory solution has been agreed to by all parties.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Emails between Ausgrid, IGS and Mirvac, Re: Travelator Works - Notifications, from 11/04/18 to 11/04/19. • Emails between Jemena, Harris Page & Associates (HPA) and Mirvac, 	<p>Ausgrid gave in principal approval of the proposed methods for the travelator works on 11/04/19.</p> <p>Jemena outlined their requirements for the proposed works on 7/02/19, which HPA confirmed constituted their approval for the work to proceed.</p> <p>Telstra advised on 13/02/19 that Telstra had no objection to the travelator works proceeding provided a number of conditions were met.</p>	Compliant



			<p>RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval & Letter of Offer, from 01/02/18 to 08/02/19.</p> <ul style="list-style-type: none"> • Emails between Telstra, IGS and Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19. • Emails between Optus and Mirvac, Re: Locomotive Workshop - Optus P1055770, from 21/02/19 to 29/03/19. • Emails from Mirvac to Philip Chun, Re: 	<p>Optus accepted Mirvac's Conduit Support Methodology on 29/03/19, subject to the other carries agreeing and approving.</p> <p>Mirvac provided evidence of the utility providers' approvals to the PCA and the PCA advised that Condition B38 was satisfied on 16 April 2019, which was prior to the issue of CC1.</p>	
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			Condition B38/C16 SSD 8517 & B30/C16 SSD 8449 Utility Services - Locomotive Workshop, from 29/03/19 to 16/04/19.		
DETAILED DESIGN INFORMATION					
B39	The following detailed design/ drawings must be prepared, in consultation with the Heritage Council NSW and Council (or its delegate) and provided to the Planning Secretary prior to the issue of the nominated Construction Certificate (refer to the Table provided in the Consent).	•	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5_SSD 8517_Stage5_Facade&Roof, 23 August 2019, attachments, including an email and letter from Mirvac to DPIE, Subject: Locomotive Workshop – SSD8517 B39, SSD8449 B31 Detailed Design Information, 6 August 2019. 	<ul style="list-style-type: none"> An email and attached letter from Mirvac to DPIE details the consultation undertaken with the City of Sydney Council and the Heritage Council in relation to the listed detailed design / drawings for the façade and roof Construction Certificate (CC5). The letter was emailed to DPIE prior to the issue of CC5. 	Compliant
ROOF PLANT LAYOUT					

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B40	<p>The layout for the roof plant equipment is to be designed to be as compact as possible, and located centrally, to reduce visual clutter. Details are to be provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5_SSD 8517_Stage5_Facade&Roof, 23 August 2019, attachments, including a letter from Mirvac Design to Philip Chun, Subject: Roof Plan Layout – Condition B40, 12 August 2019. 	<p>A letter from Mirvac Design to the PCA provides an Architect's statement that the design meets the requirements of B40 as detailed in the drawings listed in the letter. It was submitted to the PCA prior to issue of CC5. The Auditors take CC5 as evidence that the PCA was satisfied with the Architect's statement and listed drawings.</p>	Compliant
HERITAGE CONSULTANT					
B41	<p>A suitably qualified and experienced heritage consultant must be nominated for this project throughout the design development, contract documentation and construction of the development. The heritage consultant:</p> <p>(a) must provide input into the detailed design</p> <p>(b) shall inspect the demolition and removal of material</p> <p>(c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged</p> <p>(d) is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, adaptive reuse, recording and demolition</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter dated 26/3/2019 from Mirvac (Uma Springford) to PCA (Frank De Pasquale of Philip Chun & Associates) providing details of engagement of Curio Projects; Email dated 27/3/2019 from PCA (Rhoebee Clemente of Philip Chun & 	<p>The documentation provided confirms that Mirvac engaged a heritage consultant (led by Natalie Vinton of Curio Projects) to satisfy the requirements of this Condition and advised the PCA of this engagement.</p> <p>The PCA acknowledged receipt of this notification by Mirvac and that the heritage consultant satisfied the requirements of this Condition.</p>	Compliant

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	<p>(e) is to have full access to the site and is to be authorised to respond directly to Council and Heritage Council if information or clarification is required</p> <p>(f) must be satisfied that all work has been carried out in accordance with the conditions of this consent.</p> <p>Evidence of commission on the above terms is to be provided to the PCA prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.</p>		<p>Associates) to Mirvac (Zac Langsford) confirming satisfaction of this Condition</p>		
HERITAGE - NEW SERVICES					
B42	<p>The Heritage Consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the CMP. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces, must be prepared to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.</p>			<p>Closed in the issue of CC4 on 5th December 2019 by Philip Chun.</p>	<p>Compliant</p>
BRICK PAVING INNOVATION PLAZA					
B43	<p>The brick paving located in Innovation Plaza, adjacent to the entry of the Locomotive Workshop loading dock entry, is to be capable of withstanding trafficable loads up to the AS 2890 definition of a Heavy Rigid Vehicle and the proposed frequency of trucks. Details are to be provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.</p>				<p>Not triggered, as relevant to CC6.</p>
GLAZING					
B44	<p>All new external glazing used for the Locomotive is to be clear. Tinted glazing is not permitted.</p>				<p>Not triggered</p>

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	Frosted glazing is only permitted to be used in existing heritage arched windows of the Locomotive Workshop, to match surrounding frosted glazing within the same window. Where frosted glazing is to be used, the project heritage consultant must, prior to installation, verify consistency with the appearance of the existing heritage fabric.				
	TENANCY FIT OUT GUIDELINES				
B45	<p>Prior to the issue of the Stage 4 Construction Certificate, tenant fit-out design guidelines for the following areas within Bays 1-4a within the Locomotive Workshop are to be prepared, in consultation with the Heritage Council and Council, and to the satisfaction of the Planning Secretary:</p> <p>(a) Bays 1 and 2 north (ground floor and mezzanine level);</p> <p>(b) Bays 3-4a north (ground floor);</p> <p>(c) Bays 3-4a north (first floor);</p> <p>(d) Bays 3-4a south (ground floor and first floor);</p> <p>The guidelines are to be consistent with the visual sight line zone (as shown on the approved ground floor plan), which requires:</p> <p>(a) all balustrades within the zone to be semi-framed glazing</p> <p>(b) tenancy walls and fit outs within the zone are to be low height (maximum of 1200 mm) and open or transparent</p> <p>(c) tenancy walls are to be glazed and any moveable heritage items are integrated into the fit out</p> <p>(d) fit out items must not cover or obscure the heritage structure or equipment</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter dated 3/7/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) acknowledging receipt and approval of the Tenancy Fit-out Guidelines. • Email dated 16/5/2019 from Heritage Council (David Nix, Senior Heritage Officer) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for SSD8517 and SSD8449. • Email dated 31/5/2019 from 	<p>The correspondence provided confirms that:</p> <ul style="list-style-type: none"> • The Heritage Council and City of Sydney Council were consulted and provided comment during the preparation of the tenant fit out design guidelines; • The guidelines were prepared to the satisfaction of the DPIE. <p>A review of the tenant fit out guidelines by the Auditors confirms the guidelines include consideration of the noted plans and history, lighting design requirements and Mirvac's approval of a tenants' proposed fit-outs design.</p>	Compliant

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	<p>(e) full height walls on level 1 are to be avoided in the zone or glazed if proposed</p> <p>The guidelines are to require individual lighting plans for each tenancy, that are consistent with the lighting design prepared for the Locomotive Workshop.</p> <p>The tenant fit-out guidelines are to be prepared to ensure future tenants are aware of the cultural significance of the Locomotive Workshop, the ongoing operations of the Blacksmith who is permitted to continue to operate 24 hours a day and 7 days per week, the Blacksmith Plan of Management and the requirements for their on-going conservation and management. The guidelines are to be informed by the Stage 1 and final or draft Stage 2 Heritage Interpretation Plans, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.</p> <p>The Applicant must ensure all future development applications for fit-out works are consistent with the approved fit-out design guidelines.</p>		<p>City of Sydney (Priyanka Misra, Heritage Specialist) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for SSD8517 and SSD8449.</p> <ul style="list-style-type: none"> Design and Fitout Guide Locomotive Workshops for the Specialty Retailers, May 2019 prepared by Mirvac and Buchan. 		
	BLACKSMITH PLAN OF MANAGEMENT				
B46	<p>A plan of management for the continued operation of the Blacksmith must be submitted and endorsed by the Secretary prior to the issue of any construction certificate. The plan of management must be prepared by the Applicant and include:</p> <p>a) the continued permitted hours of operation: 24 hours and day 7 days per week</p> <p>b) a complaint register, outlining the nature and location of complaint/s. The register must also outline what if any mitigation was undertaken by the</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter dated 17/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett), Mirvac's planning consultants, confirming 	<p>Correspondence provided confirms the Blacksmith Operation Plan of Management (OPoM) was submitted to the DPIE on 2/4/2019 and approved on 17/4/2019.</p> <p>The OPoM was prepared by Ethos Urban, Mirvac's planning consultants.</p>	Compliant

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	Applicant. The register must be provided to the Secretary every 6 months.		<p>approval of the Blacksmith Plan of Management.</p> <ul style="list-style-type: none"> Email dated 17/4/2019 from DPIE (Emily Dickson, Senior Planning Officer) to Mirvac (Zac Langsford) confirming approval of the Blacksmith Plan of Management. Blacksmith Operational Plan of Management Bay 1 and Bay 2, Locomotive Workshop, South Eveleigh, Version 3, 11/4/2019 prepared by Ethos Urban. 	<p>A review of the OPoM by the Auditors against the requirements of this condition confirm the plan satisfies this condition.</p> <p>As noted in Condition B6, two noise complaints were first made in early September 2019 (with no complaints made regarding the Blacksmith operations). As such, the Complaints Register has not yet been submitted to the Planning Secretary.</p>	
	MOVEABLE HERITAGE				
B47	The conservation and management of moveable heritage items is to be informed by an experienced moveable heritage consultant with a working knowledge of the site. The placement, storage and interpretation of all moveable heritage items housed within the Locomotive Workshop is required to be finalised as part of the Stage 2 Heritage Interpretation	•	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager) on 18/9/2019. 	Mirvac advised that Curio Projects and their subconsultant, International Conservation Services (Julian Bickersford) were commissioned to advise on moveable heritage items.	Compliant

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	Plan and must occur in accordance with the Heritage Impact Statement, the requirements of the Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and the Moveable Collections Management Plan (MCMP).		<ul style="list-style-type: none"> Stage 2 Heritage Interpretation Plan for the Locomotive Workshops SSD8517 and SSD8449, Final Report, July 2019 prepared by Curio Projects. 	<p>A review of the Stage 2 HIP by the Auditors confirms that:</p> <ul style="list-style-type: none"> The placement, storage and interpretation of moveable heritage items is addressed in the Stage 2 HIP. <p>Moveable heritage item conservation and management processes were considered in accordance with the Heritage Impact Statement, the Conservation Management Plan, the Heritage Asset Management Strategy and the Moveable Collections Management Plan (draft version).</p>	
B48	The MCMP is to be updated and completed, in consultation with the Heritage Council and Council, within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, to provide detailed recommendations on the future conservation, management, display conditions, storage, security, and identify the location and management of all moveable heritage.			The first occupation certificate was issued on 26/5/2020. The draft MCMP must be updated and completed no later than 26/5/2021.	Not triggered
PART C PRIOR TO COMMENCEMENT OF WORKS					
NOTIFICATION OF COMMENCEMENT					
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Email dated 31/5/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) advising of Notice of Commencement. 	Correspondence provided confirms the DPIE was notified on 31/5/19, at least 48 hours before the commencement of construction on 4/6/2019.	Compliant

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C2	<p>If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement, 31 May 2019. • Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement of Stage 2, 30 July 2019. • Email from Mirvac to DPIE re. SSDA 8517 & SSDA 8449 – Condition C2 Commencement of Works, 23 August 2019. 	<p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 1 construction works (4 June 2019) on 31 May 2019, which was more than 48 hours in advance.</p> <p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 2 construction works (2 August 2019) on 30 July 2019, which was more than 48 hours in advance.</p> <p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 5 construction works (26 August 2019) on 23 August 2019, which was more than 48 hours in advance.</p>	Compliant
ACCESS TO INFORMATION					
C3	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Mirvac's South Eveleigh webpage for 'Construction & Development Updates': https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates 	<p>The 'Construction & Development Updates' and 'South Eveleigh Construction Updates' websites provide a considerable amount of project documentation and information and are considered to generally comply with the requirements of the condition. The Auditors make the following observations and recommendations:</p> <ul style="list-style-type: none"> • Recently approved consent modifications MOD1 and MOD3 should be provided on the website. 	Compliant

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	<p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>		<ul style="list-style-type: none"> Mirvac's South Eveleigh webpage for 'South Eveleigh Construction Updates': https://southeveleigh.mirvac.com/about/construction-and-development-updates 	<ul style="list-style-type: none"> Where consent modifications refer to revised drawings, those revised drawing should be provided on the website. Some links go to the wrong documents. Check that all links are working correctly. The Stage 2 HIP should be provided. Revision 3 of the Pre-Construction Compliance Report should be provided. Regular South Eveleigh construction updates are provided, but provide information mainly on works within public areas and not specifically about the Locomotive Workshop development. A complaints register is available but is labelled as the Community Contacts Register. Mirvac should establish a process to ensure documents and information on the websites are kept up to date. 	
COMPLIANCE REPORTING					
C4	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post	•	<ul style="list-style-type: none"> Email dated 28/2/2019 from Mirvac (Zac Langsford) to DPIE (compliance team) 	Correspondence provided confirms Mirvac submitted the Compliance Monitoring and Reporting Program to the DPIE on 28/2/2019, which was no later than the 6 week timeframe	Compliant

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	Approval Requirements (Department 2018) must be submitted to the Department.		submitting the Compliance Monitoring & Reporting Program.	specified from the date notified for the commencement of construction (on 4/6/2019).	
C5	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	•	<ul style="list-style-type: none"> Pre-Construction Compliance Report Locomotive Workshop SSD8517, prepared by Mirvac. 	The Pre-Construction Compliance Report was reviewed by the Auditors against the prescribed guideline requirements and confirm the report has been prepared in accordance with the guidelines.	Compliant
C6	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	•	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager) on 18/9/2019 & 1/10/2019. Email dated 2/5/2019 from Mirvac (Kim Elliott) to Mirvac (Zac Langsford) advising suite of documents were loaded on the project website. 	<p>The Pre-Construction Compliance Report, dated April 2019 (Version 1) was first submitted to the DPIE on 17/4/2019, with the final (Version 3) submitted on 21/6/2019. Version 1 of the Report is available on the projects' website. Correspondence provided confirms the Report was published on the website on 2/5/2019, within the 60 day timeframe requirement.</p> <p>Mirvac confirmed the DPIE had not been advised 7 days before the Report was made available on the projects' website.</p> <p>The Auditors recommend the latest version (i.e. Version 3) of the Report should be placed on the projects' website. At least 7 days prior to doing this, Mirvac should write to the DPIE to</p>	Noted

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				inform them of this intension. Mirvac advised that they will inform the DPIE prior to placing Version 3 of the Report on the website.	
	INDEPENDENT AUDIT				
C7	No later than 4 weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	•	• Email from Mirvac to DPIE, Re: Compliance Monitoring and Reporting Program - SSD 8517 / SSD 8449 Locomotive Workshop, 28/02/19.	Mirvac emailed the Compliance Monitoring and Reporting Program to DPIE prior to 4 weeks before the date notified for the commencement of construction (4/6/2019).	Compliant
C8	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department under condition C7 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			This Independent Audit has been carried out in accordance with Condition C8.	Compliant
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C8 of this consent; (b) submit the response to the Department; and (c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the				Noted

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	Department in writing at least 7 days before this is done.				
COMMUNITY COMMUNICATION STRATEGY					
C10	The Community Communication Strategy prepared and approved under SSD 7317 shall be updated in consultation with the Community Liaison Group and heritage consultant/s and or expert/s (Condition B10) to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	•	<ul style="list-style-type: none"> Community Consultation and Engagement Plan, dated 27/3/2019 prepared by Mirvac. Email dated 13/12/2018 from Mirvac (Kim Elliott, Community & Engagement Manager) to CLG requesting comment on the Community Communication Strategy (CCS). Email dated 21/3/2019 from Mirvac (Kim Elliott) to the heritage consultant (Natalie Vinton of Curio Projects) requesting comment on and endorsement of the CCS. A reply 	<p>The updated Community Consultation and Engagement Plan, March 2019 (also known as Community Communication Strategy) states it was prepared in consultation with the Community Liaison Group (CLG) and the nominated heritage consultant for the project.</p> <p>The correspondence provided confirms the CLG and heritage consultant (Natalie Vinton, Curio Projects) were consulted.</p>	Compliant

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			<p>email indicated no changes to the CCS were required by the heritage consultant.</p> <ul style="list-style-type: none"> Email dated 26/3/2019 from Curio Projects (Natalie Vinton) to Mirvac (Kim Elliott) re comments on the CCS and acceptance to join the CLG. 		
C11	<p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Same as for Condition C10. 	<p>The Auditors reviewed the updated Community Communication Strategy (CCS) and confirm the Conditions (a) to (d) have been addressed in the CCS.</p>	Compliant

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	operation of the development, including disputes regarding rectification or compensation.				
C12	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month prior the commencement of any work.	•	<ul style="list-style-type: none"> Letter dated 28/3/2019 from Ethos Urban (Claire Burdett) to DPIE (Emily Dickson) re submission of updated CCS. Letter dated 9/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett) confirming CCS satisfies Conditions C10 to C14. 	The correspondence provided confirms the updated CCS was submitted to the DPIE on 28/3/2019 and subsequently approved on 9/4/2019.	Compliant
C13	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	•	<ul style="list-style-type: none"> Email dated 30/7/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) re Notice of Commencement of Stage 2 works. 	Mirvac submitted a Notice of Commencement to the DPIE advising works for Stage 2 would commence on 2/8/2019, which is after the date the DPIE approved the CCS (on 9/4/2019).	Compliant
C14	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	•	<ul style="list-style-type: none"> Interviews with Mirvac (Uma Springford, Senior 	Mirvac advised that the CCS is being implemented throughout the duration of the project. Based on interviews	Compliant

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			Development Manager) on 13/9/2019	conducted, the Auditors are satisfied this condition is being met.	
COMPLIANCE					
C15	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	•	<ul style="list-style-type: none"> Interviews with Mirvac (Chris Callaghan, Project Manager) on 18/9/2019. Example of scope of works provided to a contractor tendering for works. Tender document (for ATP Locomotive Workshop – Top Ed Fit Out – Carpets & Vinyl) inviting pricing submissions. 	<p>Mirvac advised all employees are made aware of the Consent Conditions and their obligations during Induction (online). Additional site-specific induction training is then provided by the HSE Officer and further contamination awareness training by the Occupational Hygienist, depending on specific roles.</p> <p>Contractors are also notified of their obligations to comply with Consent Conditions during the tender process where a copy of the Development Consent is provided as part of the tender documentation, and specific conditions may be included in the scope of works.</p>	Compliant
UTILITY SERVICES					
C16	Prior to the commencement of work, the Applicant is to obtain written approval from the utility authorities (electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.	•	<ul style="list-style-type: none"> Emails between Ausgrid, IGS and Mirvac, Re: Travelator Works - Notifications, from 11/04/18 to 11/04/19. 	Mirvac obtained written approvals from Ausgrid, Jemena, Telstra and Optus prior to commencement of work (4/06/19).	Compliant



			<ul style="list-style-type: none">• Emails between Jemena, Harris Page & Associates (HPA) and Mirvac, RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval & Letter of Offer, from 01/02/18 to 08/02/19.• Emails between Telstra, IGS and Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19.• Emails between Optus and Mirvac, Re: Locomotive Workshop - Optus P1055770, from		
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			<p>21/02/19 to 29/03/19.</p> <ul style="list-style-type: none"> Email dated 31/5/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) advising of Notice of Commencement. 		
HOARDING					
C17	<p>A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <p>(a) architectural, construction and structural details of the design as well as proposed artwork</p> <p>(b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</p> <p>Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Emails from Mirvac to Philip Chun, Re: 17-209159_CO_1202 2019 - RE: Site Works to Start Pre-CC01, from 4/02/19 to 8/03/19, with attached letter from City of Sydney to Mirvac, 14/02/19. 	<p>Emails between Mirvac and the PCA indicate that the roads surrounding the development are private roads and therefore, application under Section 138 of the Roads Act 1993 was not required. Mirvac advised the PCA that <i>“For your information, we have sought and received approval from the City of Sydney for the temporary suspension of Public access areas to facilitate construction (hoarding) for the Locomotive Workshop. This is the approval process that has been undertaken on the entire precinct to erect hoardings for construction and we have been advised that this is because Urban Growth have a holding covenant on lot 4000. As such, we believe this closes out C16 and we are simply providing this for your information”</i>.</p> <p>The Auditors have no reason to believe that the above advice misrepresents the situation in relation to hoarding and</p>	Compliant

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				on this basis, consider this Condition to be compliant.	
GEOTECHNICAL REPORTS					
C18	<p>Prior to the commencement of any excavation works on site, the Applicant shall submit to the PCA, the results of a detailed geotechnical investigation on the site. The report is to address such matters as:</p> <p>(a) appropriate drilling methods and techniques (b) vibration management and monitoring (c) dilapidation survey (d) support and retention of excavated faces (e) hydrogeological considerations.</p> <p>The recommendations of the report are to be implemented during the course of the works.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Report on Geotechnical Investigation, Locomotive Shed Redevelopment, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 10 October 2017. • Report on Geotechnical Investigation, Proposed Locomotive Workshop Travellator, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 14 December 2018. • Aconex Memorandum from Mirvac to Phil Chun, Re: Condition C18 	<p>Mirvac submitted the 2017 and 2018 geotechnical reports, along with a letter from Douglas Partners confirming that the reports met the requirement of Condition C18, to the PCA prior to the commencement of any excavation works onsite. The Auditors note that the PCA issued CC2 taking into account the geotechnical investigations.</p> <p>The Auditors observe that the 2017 geotechnical report did not specifically address some requirements of Condition C18, namely vibration management and monitoring and dilapidation survey. While this is likely because this report predated the 2018 draft conditions of Development Consent, it is also noted that this report focused on pile foundations for the proposed mezzanine level. The 2018 geotechnical report met all of the requirements of Condition C18 and focused on conditions for construction of the travellator, which will be the main area of open excavation.</p>	Compliant

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			<p>(SSD8517/SSD8449) – Geotechnical Reports – CC02, 31 January 2019.</p> <ul style="list-style-type: none"> Report on Additional Geotechnical Investigation, ATP Locomotive Workshop Upgrade, Locomotive Street, Eveleigh, Revision 0, Douglas Partners Pty Ltd, 5 April 2019, attached to CC2. 		
	ARCHAEOLOGY				
C19	<p>If any unexpected archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Planning Secretary.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Interviews with Curio Projects (Andre Fleury & Claire Hickson, heritage consultants to Mirvac) on 18/9/2019; Email dated 17/9/2019 from Curio Projects (Natalie Vinton) to Heritage Council 	<p>Mirvac's heritage consultants (Curio Projects) advised that objects (referred to as 'works') were found during construction works (e.g. piling at Bays 1-4a) and work was immediately stopped for inspection by the heritage consultants. These objects were considered to not be archaeological relics or Aboriginal objects. However, a written assessment was prepared and submitted to the Heritage Division on 17/9/2019 regarding these unexpected finds. Mirvac is awaiting a response from the Heritage Council before an</p>	Not triggered

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			<p>(David Nix, Siobhan Lavelle, Tim Smith) re potential archaeological find and stop work</p> <ul style="list-style-type: none"> Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019, Curio Projects 	assessment can be submitted to the Planning Secretary.	
C20	If any unexpected Aboriginal objects are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the object(s) shall be submitted for the approval of the Planning Secretary.	•	<ul style="list-style-type: none"> As for Condition C19. 	As for Condition C19	Not triggered
C21	Should any of the subterranean structure of the building, such as brick arch footings, or other rail associated infrastructure be revealed during excavation or site preparation works, then works must cease and an appropriately qualified historical archaeologist must investigate and archivally record any of the building fabric or rail associated infrastructure found. A final archival record must be submitted to the Planning Secretary, Council and the Heritage Council, prior to the issue of the first Occupation Certificate for the Locomotive Workshop.	•	<ul style="list-style-type: none"> Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019 	<p>Refer Condition C19.</p> <p>Section 6 of the Curio Projects report provides an archival record (i.e. 'works') of the works uncovered to date.</p> <p>A Final archival record has not yet been submitted as the first Occupation Certificate has not yet been requested.</p>	Compliant

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			prepared by Curio Projects.		
	DISCOVERY OF ABORIGINAL HERITAGE				
C22	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.	•	<ul style="list-style-type: none"> Interviews with Curio Projects (Andre Fleury & Claire Hickson, heritage consultants to Mirvac) on 18/9/2019. 	Refer Condition C19. Mirvac's heritage consultants (Curio Projects) advised that no new Aboriginal objects have been found at the time of the Audit.	Not triggered
	HERITAGE – ARCHIVAL RECORD				
C23	A photographic archival recording of all areas of Bays 1 – 4a within the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works to Bays 1 – 4a, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic recording of Heritage Items using Film or Digital Capture'.	•	<ul style="list-style-type: none"> Email dated 27/3/2019 from Mirvac (Zac Langsford) to City of Sydney (Naomi Crago) providing an electronic copy of the photographic archival recording. Email dated 4/4/2019 from Mirvac (Zac Langsford) to Heritage Council (Sarah-Jane 	A photographic archival recording of all areas of Bays 1-16 was prepared prior to commencement of works and submitted to the Heritage Council and City of Sydney Council on 4/4/2019 and 27/3/2019, respectively.	Compliant

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			Brazil) providing a copy and electronic copy of the photographic archival record of Bays 1-16.		
C24	Any significant fabric that is proposed to be removed must be recorded, tagged and securely stored on site for future use. A removal and storage methodology must be provided to the Heritage Council prior to the commencement of works.	•	<ul style="list-style-type: none"> Email dated 4/4/2019 from Mirvac (Philippa Williams) to Heritage Council re Condition C24 (i.e. submission of a removal & storage methodology). Email dated 1/8/2019 from Heritage Council (David Nix) to Mirvac (Aidan Ryan) re approval of the removal & storage methodology. Heritage and Environmental Protection Plan, Rev 7, 1/4/2019 prepared by NMK Group (i.e. the removal and 	<p>Mirvac provided copies of tags (24 total) that are attached to significant fabric that has been removed, although not yet stored in a final location within the Locomotive workshop. The tags record information such as current and final storage location, quantity, description and item number. A photograph of beams with attached tags was provided as an example.</p> <p>Correspondence between Mirvac and the Heritage Council confirms the Heritage and Environmental Protection Plan (i.e. the removal and storage methodology) was submitted and approved by the Heritage Council.</p>	Compliant



			<p>storage methodology).</p> <ul style="list-style-type: none"> Tags for attaching to significant fabric and photograph provided as an example (tags prepared by Curio Projects). 		
PRESERVATION OF SURVEY MARKS					
C25	<p>All works in City of Sydney Council streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark.</p> <p>A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Letter from Veris Australia Pty Ltd (Veris) to Mirvac, Re: RE: SSD8449 and SSD8517, Development Conditions C25 and C26 (in both consents) Locomotive Workshops – Australian Technology Park, Eveleigh, 20 March 2019. Plan of Survey Information Only, 8/01/19, printed 23/01/19. 	<p>Veris advised Mirvac, prior to the commencement of any work on site, that no Permanent Marks are located on site.</p> <p>Veris prepared conducted a survey of the Cadastral Reference Marks, being survey infrastructure, and recorded the information on a Plan of Survey Information Only that was subsequently lodged with Land Registry Services for Registration.</p>	Compliant
PROTECTION OF SURVEY INFRASTRUCTURE					

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C26	<p>Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the Surveying Act 2002 must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority, to ensure that the survey control infrastructure and cadastral framework are preserved for the public benefit and in accordance with the Surveying Act 2002.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter from Veris Australia Pty Ltd (Veris) to Mirvac, Re: RE: SSD8449 and SSD8517, Development Conditions C25 and C26 (in both consents) Locomotive Workshops – Australian Technology Park, Eveleigh, 20 March 2019. • Plan of Survey Information Only, 8/01/19, printed 23/01/19. 	<p>Veris advised Mirvac, prior to the commencement of any work on site, that no Permanent Marks are located on site.</p> <p>Veris prepared conducted a survey of the Cadastral Reference Marks, being survey infrastructure, and recorded the information on a Plan of Survey Information Only that was subsequently lodged with Land Registry Services for Registration.</p>	Compliant
PART D DURING CONSTRUCTION					
DEMOLITION					
D1	<p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Locomotive Workshop, 2 Locomotive Street, Eveleigh, NSW, Demolition Plan, NMK Group Pty Ltd, 26 February 2019. 	<p>The demolition work plan, which included a statement of compliance with AS 2601-2001, were submitted to the PCA prior to the commencement of works.</p>	Compliant

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			<ul style="list-style-type: none"> Aconex Memorandum between Mirvac and Philip Chun, Re: Condition D1 (SSD8517 / SSD8449) – Demolition, from 15/02/19 to 6/03/19. 		
CONSTRUCTION HOURS					
D2	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7:30 am and 5:30 pm, Mondays to Fridays inclusive; and</p> <p>(b) between 7:30 am and 3:30 pm, Saturdays.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Construction site notices. Interview with Mirvac personnel on 18/09/19. Complaints register. 	<p>Mirvac advised that, whilst workers may arrive to start prior to 7:30am, the activities only include pre-start routines not involving noisy activities, such as tool box talks. There have been no community complaints recorded related to construction hours. There is no evidence to indicate that Condition D2 is not being adhered to.</p> <p>The Auditors observe that the Complaints Register records two noise complaints on the 4 and 5 September 2019 and the Follow Up action included the statement "It was also clarified [with the complainant] that there was a lease agreement in place which allowed noisy works to be carried out between the hours of 7-10am Monday to Friday and 7-1pm Saturdays." Condition D2 takes precedence and Mirvac should ensure that construction activities do not occur before 7:30am prior to 7:30am.</p>	Compliant

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D3	No work may be carried out on Sundays or public holidays.	•	• Same as for Condition D2.	As above.	Compliant
D4	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.				Not triggered.
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.				Not triggered.
D6 (as modified)	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday; (b) 2.00 pm to 5.00 pm Monday to Friday; and (c) 9.00 am to 12.00 pm, Saturday.				Deleted under SSD 8517 MOD 2
REMEDICATION					
D7	The Proponent shall undertake the remediation works in accordance with the recommendations of the Remedial Action Plan (RAP) prepared by JBS&G, dated 15 June 2016 (Ref: 51142/104280 (Revision 0)). Any amendments to the approved Remedial Strategy must be approved by the Site Auditor.	•	<ul style="list-style-type: none"> Australian Technology Park Remedial Action Plan, 51142/104280 (Revision 0), JBS&G Australia Pty Ltd, 15/06/16. Lot 4000 Materials Tracking Register, 30/07/19 to 30/08/19. 	<p>Limited excavation work has been conducted to date, mainly related to piling works for foundations. Remediation works will be subject to Site Audit by an EPA accredited Site Auditor under the <i>Contaminated Land Management Act 1997</i>.</p> <p>The RAP requires that materials, including waste, be classified using a Materials Classification Form (MCF) and tracked using a Material Tracking Sheet (MTS). The Auditors did not observe evidence that the MCF was</p>	Compliant

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				<p>being used and an MCF Reference # was not recorded on the Lot 4000 MTS.</p> <p>The Auditors recommend that Mirvac review the implementation of the classification and tracking requirements under the RAP to ensure adequate records are in place for the Site Audit process.</p>	
WASTE CLASSIFICATION AND DISPOSAL					
D8	<p>The Applicant must ensure that all waste generated by the development is classified and disposed of in accordance with the EPA's Waste Classification Guidelines 2009. These Guidelines may indicate the material will need to be immobilised prior to disposal. If this is the case, the Applicant must apply to the EPA for a site-specific immobilisation approval.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Letter from JBS&G to Mirvac, Re: Locomotive Workshop – Bays 1 to 16 In-situ Waste Classification, Australian Technology Park, Eveleigh, NSW, 11/04/19. • Waste Analysis & Classification Report, NE548.4, Geotesta, 3/09/19. • Lot 4000 Materials Tracking Sheet, 30/07/19 to 30/08/19. • SUEZ Kemps Creek, Docket ED310628240, 30/07/19. • EPA Transport Certificate No. 	<p>The Auditor reviewed two waste classification reports. The <i>in-situ</i> waste classification report by JSB&G appeared comprehensive and generally in accordance with the EPA's Waste Classification Guidelines.</p> <p>The Geotesta waste classification report assessed the waste classification of a stockpile from an area identified as Area B in the JBS&G report that was classified as General Solid Waste with Special (Asbestos) Waste. Soil from a stockpile was sampled and reclassified as General Solid Waste on the basis that asbestos was not detected.</p> <p>An EPA Waste Transport Certificate for 6x200 L of hazardous, solid lead, lead compounds (Waste Code D220) for disposal at Environmental Treatment Solutions Pty Ltd (ETS), Minto, was reviewed. This facility is licensed to receive D220 waste (EPL No. 20696). The Auditors observed that the ETS driver signed the EPA Waste Transport Certificate both as the Consignor and the Transporter. The Auditors</p>	Compliant

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			<p>2T01025263, 19/09/19.</p> <ul style="list-style-type: none"> ETS Environment Protection Licence (EPL) No. 20696. 	<p>recommend that Mirvac confirm that ETS is an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.</p>	
UTILITIES					
D9	<p>The Applicant shall be responsible for all public utility adjustment/ relocation works, necessitated by the development and as required by the various public utility authorities and/ or their agents.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> As for Conditions B38 and C16. 	<p>Mirvac has consulted with and obtained the required written approvals from utility providers.</p>	Compliant
CONSTRUCTION NOISE CRITERIA					
D10	<p>The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) or within the noise limits predicted in the applicant's Noise and Vibration Report that formed part of the EIS. All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the approved CNVMP.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy & Chris Callaghan) on 18/9/2019. Complaints Register 	<p>As noted in Condition B6, two noise complaints have been received to date (on 4/9/2019), from the existing tenants at Bay 14. Mirvac advised the tenants that the lease agreement allowed for noisy works to be carried out between 7-10am Monday – Friday and 7-1pm Saturdays. Four noise and vibration monitors have since been installed with no excessive noise levels recorded. The existing noise and vibration thresholds for works outside of the normal construction working hours continue to be in place.</p>	Compliant
D11	<p>Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Same as for Condition D10. 	<p>Same as for Condition D10</p>	Compliant
D12	<p>All work, including demolition, excavation and building work must comply with the Australian Standard 2436-2010 'Guide to Noise and Vibration</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Same as for Condition D10. 	<p>Same as for Condition D10</p>	Compliant

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	Control on Construction, Demolition and Maintenance Sites' or this consent where different.				
SAFE WORK AUSTRALIA REQUIREMENTS					
D13	To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Safe Work Australia requirements.	•	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager & Chris Callaghan, Project Manager) on 18/9/2019. Site visits on 13 and 18 September 2019. 	<p>Mirvac advised:</p> <ul style="list-style-type: none"> There is 24 hr, 7 days/week security patrols for the South Eveleigh precinct including the Locomotive Workshops. The security office is based in the Locomotive Workshop. There have been no notifiable incidents reported to Safe Work Australia. <p>The Auditors observed during site inspections that all site entrances were secured with road traffic controllers present at the main site vehicle entrance.</p>	Compliant
HAZARDOUS AND INDUSTRIAL WASTE					
D14	<p>Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the Office of Environment and Heritage and the NSW Work Cover Authority pursuant to the provisions of the following:</p> <p>(a) Protection of the Environment Operations Act 1997;</p> <p>(b) Protection of the Environment Operations (Waste) Regulation 2014;</p> <p>(c) Waste Avoidance and Recovery Act 2001; and</p>				

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	(d) Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.				
COVERING OF LOADS					
D15	All vehicles involved in the excavation and/ or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	•	<ul style="list-style-type: none"> Site visit observations and photographs on 18 September 2019. 	The Auditors observed a truck from the demolition works leaving the site that had its load covered.	Compliant
VEHICLE CLEANSING					
D16	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	•	<ul style="list-style-type: none"> Site visit observations and photographs on 18/09/19, during a rain event. Interview with Mirvac personnel on 18/09/19. 	The Auditors observed a waste truck leaving the site via one of the Locomotive St entrances. The implemented control measures of wheel washing on geofabric inside the building appeared to be effective, as no sediment was observed being tracked onto Locomotive St or entering stormwater drains. The controls are not fully in accordance with the approved Sediment and Erosion Control Plan in relation to bunding and the Auditors recommend that the Erosion and Sediment Control Plan be reviewed and updated if required.	Compliant
NO OBSTRUCTION OF PUBLIC WAY					
D17	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Secretary to stop all work on site.	•	<ul style="list-style-type: none"> Site visit observations and photographs on 13 and 18 September 2019. 	<p>The Auditors observed that the public ways, including Locomotive Street, Innovation Plaza and the walkways along Locomotive Street and the railway line, were not obstructed.</p> <p>Three full-time traffic controllers are engaged by Mirvac to manage the traffic and pedestrians to ensure the</p>	Compliant

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				safety of pedestrians and the public ways are not obstructed.	
BUNDING					
D18	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.	•	• Site visit observations and photographs on 13 and 18 September 2019.	<p>The Auditors observed on 13 September 2019 that 5 LPG cylinders (9 kg) stacked in an insecure manner outside and to the side of the vehicle entrance to the Blacksmith's workshop. Mirvac advised that the cylinders belonged to the blacksmith. The Auditor recommended that Mirvac request the blacksmith to store the cylinders safely and the cylinders had been removed by the 18 September site visit.</p> <p>The Auditors observed that flammable liquids cabinets, which meet the requirements of Condition D18, were being used for the storage of chemicals inside the building.</p> <p>An unlabelled IBC was observed outside the building, within the eastern Work Zone, that appeared to contain residual liquid, that was not banded. Mirvac personnel advised that it contained water although the IBC was reportedly used in the decontamination process for the lead removal works. The recommend that the IBC's contents be verified and the IBC appropriately labelled and, if necessary, relocated or banded.</p>	Compliant
SITE NOTICE					
D19	A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing	•	• Site visit observations and	The Auditors observed that site notices were prominently displayed at the main	Compliant

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	<p>the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>(a) minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;</p> <p>(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p> <p>(c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</p> <p>(d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>		<p>photographs on 18 September 2019.</p>	<p>site personnel and vehicle entrances. They met the requirements of Condition D19 in all respects except they did not include the details of the Structural Engineer.</p> <p>The Auditors recommend that the details of the Structural Engineer be added either to the existing notices or as a separate notice displayed adjoining the existing notices.</p>	
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS					
D20	<p>If during the course of construction the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the Heritage Act 1977. Relevant works shall not recommence until written authorisation from the Heritage Council of NSW is received by the Applicant.</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Interviews with Curio Projects (Andre Fleury & Claire Hickson, heritage consultants to Mirvac) on 18/9/2019. • Email dated 17/9/2019 from Curio Projects (Natalie Vinton) to Heritage Council (David Nix, 	<p>As noted for Conditions C19-C21, objects (referred to as 'works') were found during construction works in Bays 1-4a, whereby works ceased immediately and a written report was subsequently provided to the Heritage Council on 17/9/2019. Mirvac is awaiting further instructions from the Heritage Council regarding continuation of works.</p>	Compliant

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			<p>Siobhan Lavelle, Tim Smith) re potential archaeological find and stop work.</p> <ul style="list-style-type: none"> Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019 prepared by Curio Projects. 		
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS					
D21	<p>If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the Office of Environment and Heritage informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works shall not recommence until written authorisation from Office of Environment and Heritage is received by the Applicant.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> As for Condition C20 	As for Condition C20.	Not triggered
PROTECTION OF TREES					
D22	<p>No street trees within the Public Way are to be trimmed or removed unless it forms a part of this development consent or prior written approval from the relevant Authority is obtained or is required in an emergency to avoid the loss of life or damage to property.</p>	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A Garden Street Eveleigh, 19/03/19, 	<p>Mirvac obtained City of Sydney Council's written approval to prune trees 69, 70, 76 to 79 within the eastern Work Zone.</p>	Compliant

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			with attached Permit for Clearing Vegetation – Approval, 19/03/19.		
D23	All street trees within the Public Way shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of the relevant Authority.	•	• Site visit observations and photographs on 18 September 2019.	There are no trees are along the northern and southern public ways located along Locomotive Street and the footpath beside the railway line. Trees in Innovation Plaza within the eastern Work Zone are adequately protected.	Compliant
D24	All trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.	•	• Site visit observations and photographs on 18 September 2019.	The trees located within the eastern Work Zone were observed to be protected with barrier guards.	Compliant
HOARDING REQUIREMENTS					
D25	The following hoarding requirements shall be complied with: (a) No third party advertising is permitted to be displayed on the subject hoarding/fencing. (b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.		Site visit observations and photographs on 18 September 2019.	The Auditors observed that no third party advertising or graffiti were present on the hoarding.	Compliant
ROOF LANTERNS					
D26	Any removed roof lanterns must be securely stored for future use.			None of the roof lanterns have been removed.	Not triggered
PAVING MATERIALS					

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D27	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".				Not triggered
SURVEY CERTIFICATE					
D28	A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works certifying the location of the building in relation to the boundaries of the allotment.				Not triggered
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
PROTECTION OF PUBLIC INFRASTRUCTURE					
E1	Unless the Applicant and the applicable authority agree otherwise, the Applicant must prior to commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.				Not triggered
REMEDIATION AND SITE VALIDATION					
E2	Within 6 months of the completion of the remediation works on site, and prior to the issue of any Occupation Certificate, the Applicant shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA, the Planning Secretary, the Certifying Authority, and the Council. The validation and audit process may occur progressively to the satisfaction of the site auditor.		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant

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	<p>A Section A Site audit statement must be prepared at the end of each stage of development, including the excavation and construction of the tunnel below Locomotive Workshop to Locomotive Street certifying the suitability of the land for the proposed use.</p> <p>The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the EPA to issue Site Audit Statements.</p> <p>The site auditor must also verify that any excavated material disposed off-site, has been appropriately classified, validated, managed and the relevant approvals obtained in accordance with the relevant legislation and any relevant approved materials management plan/s.</p> <p>On completion of remediation works, the Council shall be notified in accordance with the relevant requirements of Clauses 17 and 18 of SEPP 55 - Remediation of Land.</p>				
CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN					
E3	<p>Prior to the issue of the first Occupation Certificate for Bays 1 – 4a, the Applicant shall prepare and implement a Long Term Environmental Management Plan (LTEMP). The plan shall be prepared by a suitably qualified and experienced person, be submitted to an EPA Accredited Site Auditor for review and approval within one month of the completion of remediation works, unless otherwise agreed by the Secretary. The LTEMP shall include, but not be limited to:</p> <p>(a) a description of the nature and location of any contamination remaining on site;</p> <p>(b) provisions to manage and monitor any remaining contamination;</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		Compliant

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	<p>(c) a groundwater monitoring program to assess the potential impact of fill material placed below ground water;</p> <p>(d) mechanisms to report results to relevant agencies;</p> <p>(e) triggers that would indicate if further remediation is required; and</p> <p>(f) details of any contingency measures that the Applicant would carry out to address any ongoing contamination.</p> <p>Upon completion of the remediation works, the Applicant shall manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by the EPA under the CLM Act.</p>				
HERITAGE INTERPRETATION					
E4	<p>Within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant shall implement the proposals and recommendations of the approved Stage 2 Heritage Interpretation Plan for the Locomotive Workshop, including the physical elements and digital elements associated with the travelator.</p>				Not triggered
E5	<p>Future development applications must ensure that fit out works are consistent with the approved Stage 2 Heritage Interpretation Plan.</p>				Not triggered
ONGOING CURATION, INTERPRETATION AND CONSERVATION					
E6	<p>Within 12 months of the issue of the first occupation certification, the applicant must prepare a strategy in consultation with the Heritage Council and Council in regard to the on-going management of the cultural heritage tourism initiatives including curatorial programs, interpretation updates, and repairs and</p>				Not triggered

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	maintenance to moveable heritage assets. The strategy must include detail of ongoing funding.				
SYDNEY WATER COMPLIANCE					
E7	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant
OCCUPATION CERTIFICATE					
E8	An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant
PUBLIC DOMAIN WORKS					
E9	The works to the public domain are to be completed in accordance with the approved public domain plan prior to the commencement of use or issue of the first Occupation Certificate, whichever occurs first for the Locomotive Workshop.				Not triggered
MECHANICAL VENTILATION					
E10	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificate, that the installation and performance of the all mechanical systems complies with: (a) the BCA; (b) Australian Standard AS1668 and other relevant codes;		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant

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	(c) the development consent and any relevant modifications; and (d) any dispensation granted by the New South Wales Fire Brigade and having regard to any approvals issued by the Independent Liquor and Gaming Authority (ILGA).				
	TRAVEL DEMAND MANAGEMENT				
E11	<p>The Applicant shall prepare a Work Place Travel Plan, in consultation with TfNSW, for the proposed development which must be approved by the Planning Secretary prior to issue of the first Occupation Certificate for Locomotive Workshop. The Plan shall be included in the staff induction information for incoming employees and shall aim to achieve the following:</p> <ul style="list-style-type: none"> (a) Facilitate the sustainable and safe travel of staff; (b) Encourage high modal share for public transport, cycling and walking to work with flexible working arrangements; (c) Provide appropriate facilities at the site to enable staff and visitors to commute by sustainable transport modes; (d) Reduce the need to travel for work related activities; (e) Avoid parking on local streets in residential areas; (f) Establish a means of monitoring the mode share of employees and visitors; (g) Raise awareness of sustainable transport amongst staff; and (h) Reduce the number of car journeys associated with business travel by staff and visitors. 		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant

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POST CONSTRUCTION DILAPIDATION REPORT					
E12	<p>Prior to the commencement of first use of the commercial bays (5-15) of the Locomotive Workshop:</p> <p>(a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads;</p> <p>(b) the report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:</p> <p>(c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(e) a copy of this report is to be forwarded to the Secretary and each of the affected property owners.</p>				Not triggered
FIRE SAFETY CERTIFICATION					
E13	<p>Prior to the issue of the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and PCA and be prominently displayed in the building.</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		Compliant
STRUCTURAL INSPECTION CERTIFICATE					
E14	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the</p>		<p>Compliance achieved in the issue of the</p>		Compliant

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	<p>PCA prior to the issue of the relevant Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the PCA after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>		Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		
WASTE DISPOSAL					
E15	All waste generated on site must be classified and disposed of in accordance with the Waste Classification Guidelines (DECC 2008).		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant
E16	Prior to the issue of the first Occupation Certificate for Bays 1-4a, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant
E17	Prior to the issue of any Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have been completed in accordance with Condition E13.		Compliance achieved in the issue of the Interim occupation Certificate, dated 26 th May 2020 by Philip Chun.		Compliant
ACOUSTIC COMPLIANCE					
E18	Prior to the issue of the first Occupation Certificate, or commencement of use, whichever occurs first, evidence shall be submitted to the PCA		Compliance achieved in the issue of the Interim occupation		Compliant

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	demonstrating compliance with all recommendations of the Acoustic Assessment, prepared by Arup, and amended reports submitted as part of the EIS and the development achieves compliance with the requirements of State Environmental Planning Policy (Infrastructure) 2007 and other guidelines applicable to the development.		Certificate, dated 26 th May 2020 by Philip Chun.		
	LOADING DOCK MANAGEMENT PLAN				
E19	<p>Prior to the commencement of first use in the Locomotive Workshop, a Loading Dock Management Plan shall be prepared in consultation with the Sydney Coordination Office and Council and submitted to the Planning Secretary for approval. The Plan is to apply to all tenancies within the Locomotive Workshop to promote safe and efficient operation of the loading area in Bay 1-2 north and Innovation Plaza, the on-street loading spaces on Locomotive Street and to minimise conflicts with pedestrian movements. The Loading Dock Management Plan shall include the following:</p> <ul style="list-style-type: none"> (a) allocation of loading spaces (b) restrictions on delivery times to ensure all loading activities are undertaken outside of peak pedestrian hours, being before 8am and after 6pm, all days (c) management of conflicts between vehicles and pedestrians (d) all vehicles are to exit the loading dock in a forward direction (e) controls on duration of stays (f) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations <p>to redirect vehicles when queuing occurs</p>				Not triggered

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	<p>(g) procedures for tradesperson access and parking</p> <p>(h) truck access routes</p> <p>(i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock</p> <p>(j) active management measures (eg traffic controllers)</p> <p>(k) evidence of consultation with the sydney co-ordination office and council in respect of the loading dock management plan must be submitted to the secretary.</p>				
SERVICE VEHICLE ACCESS ROUTE					
E20	<p>Prior to the commencement of first use in the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee to use for changes to 'no stopping' parking restrictions on Rosehill Street, to enable the servicing access route Option 1 (Rosehill Street and Margaret Street) to the Locomotive Workshop. This includes undertaking implementing the required changes to 'no stopping' parking restrictions on Rosehill Street.</p> <p>If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee for changes to kerbside parking restrictions, evidence must be provided to the satisfaction of the Planning Secretary, prior to the commencement of the first use of the Locomotive Workshop, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing vehicle access to the Locomotive Workshop.</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		<p>Compliant</p>
STORMWATER					

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E21	<p>All works for the disposal of stormwater and drainage are to be implemented in accordance with the approved plans, including:</p> <p>(a) a works as executed survey must be prepared to the satisfaction of the PCA and a copy submitted to Council</p> <p>(b) a hydraulic compliance certificate and calculation sheet</p> <p>(c) evidence of Sydney Waters acceptance of the works as executed documentation</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		Compliant
E22	<p>Prior to the issue of the relevant Occupation Certificate, maintenance schedules of the proposed water sensitive urban design and drainage measures must be submitted to and approved by the PCA and a copy provided to Council.</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		Compliant
E23	<p>Prior to the issue of any Occupation Certificate, a Positive Covenant must be registered on the title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.</p>		<p>Compliance achieved in the issue of the Interim occupation Certificate, dated 26th May 2020 by Philip Chun.</p>		Compliant
EXTERNAL LIGHTING					
E24	<p>External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the PCA evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.</p>				Not triggered
E25	<p>The Department must be notified in writing of the dates of commencement of operation at least 48 hours before operation is likely.</p>				Not triggered

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PART F POST OCCUPATION					
WORK PLACE TRAVEL PLAN					
F1	The Applicant shall implement the Work Place Travel Plan (WPTP) (Condition E12), ensuring that its annual review presented to the Planning Secretary results in sufficient facilities being provided to meet the demand for sustainable travel choices, including facilities for visitors within the public domain.				
WAYFINDING					
F2	The Applicant shall implement wayfinding strategies, prepared in consultation with Council and TfNSW, to assist with the increasing mode share of walking and cycling. This shall include signage to other destinations external to the site, including transport nodes and tourist destinations.				
PUBLIC WAY TO BE UNOBSTRUCTED					
F3	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.				
LOADING AND UNLOADING					
F4	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out in accordance with the requirements of Condition E20.				
F5	The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.				
NOISE CONTROL – GENERAL					
F6	The emission of noise associated with the use of Locomotive Workshop, the operation of any mechanical plant and equipment, excluding the operations of the Blacksmith, shall comply with the following criteria:				

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	<p>(a) the LAeq, 15minute noise level emitted from the use must not exceed the background noise level LA90, 15minute by more than 5dB when assessed at the boundary of any affected residence property;</p> <p>(b) the LAeq,15minute noise level shall be adjusted for modifying factors in accordance with Appendix 2 of the Noise Guide For Local Government published by DECCW;</p> <p>(c) the background noise level shall be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.1-1997-Description and measurement of environmental noise; and</p> <p>(d) the use of the premises shall be controlled so that any emitted noise is at a level so as not to create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected residence.</p>				
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT					
F7	<p>Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:</p> <p>(a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and</p> <p>(b) a sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.</p> <p><i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration';</i></p>				

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	<i>Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</i>				
	ANNUAL FIRE SAFETY CERTIFICATION				
F8	The owner of the building shall certify to Council or the relevant authority every year that the essential services installed in the building for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.				
	HERITAGE DOCUMENTATION				
F9	The Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and Moveable Collections Management Plan (MCMP) for the site must be updated following completion of the works at the Locomotive Workshop. All documentation is to be completed and submitted to the Heritage Council for endorsement within 24 months of the first Occupation Certificate for Locomotive Workshop. Once endorsed, electronic copies of the updated heritage management documents are to be provided to the City of Sydney Council for its own records.				
	TRAVELATOR				
F10	Any future dedication of Locomotive Street to Council is required to be in stratum and exclude the travelator tunnel.				
	EXTERNAL LIGHTING				
F11	The intensity of lighting of the site, the hours of illumination and the location of the lighting must not cause objectionable glare or injury to the amenity of the neighbourhood. If in the opinion of the Certifying				

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	Authority or the Secretary, objectionable glare or injury is likely to be caused, the intensity, hours of illumination and location of the lighting must be varied so that it does not cause objection or injury.				
	HOURS OF OPERATION				
F12	The publicly accessible areas within Bays 1-4a (located outside of the proposed tenancy lines) may operate between the hours of 6 am to midnight, Monday to Sunday.				
	TEMPORARY EVENTS				
F13	Temporary community events may be held within Bays 1-4a and Innovation Plaza, in accordance with the approved Temporary Land Uses Map, and are to comply with the requirements of the Exempt and Complying Codes SEPP and/or the State Significant Precincts SEPP.				
	PUBLIC DOMAIN MAINTENANCE				
F14	The maintenance plan (required under Condition B36) is to be complied with during occupation and use of the development.				
	LOADING DOCK MANAGEMENT PLAN				
F15	The Loading Dock Management Plan (Condition E22) is to be provided to all tenants annually (at least).				
	HOURS OF OPERATION – BLACKSMITH				
F16	The Blacksmith is permitted to operate 24 hours a day, 7 days per week.				
	NOTIFICATION OF BLACKSMITH OPERATIONS				
F17	Prior to lease, licence, sale or the like of any retail or commercial tenancy the prospective occupants are to be notified in writing that the blacksmith operations have development consent and are permitted to operate 24 hours per day, 7 days per week in the				

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	area shown on the plan SA-AR-DWG-BB-B4-0330 Revision S, Proposed Plan – ground floor, prepared by Sissons Architects and dated 17/09/2018.				
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