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SSD 8449 LOCOMOTIVE WORKSHOP – BAYS 5-15 2022 INDEPENDENT ENVIRONMENTAL AUDIT

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Independent Audit Table

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ACRONYMS AND ABBREVIATIONS

AQMP	Air Quality Management Plan
BCA	Building Code of Australia
CC	Construction Certificate
CCR	Construction Compliance Report
CLG	Community Liaison Group
CMP	Conservation Management Plan
CNVMP	Construction Noise and Vibration Management Plan
COVID-19	Coronavirus disease 2019
CPTMP	Construction Pedestrian and Traffic Management Plan
CRPAR	Compliance Reporting Post Approval Requirements
CWMP	Construction Waste Management Plan
DA	Development Application
DPE	NSW Department of Planning and Environment (current name)
DPIE	NSW Department of Planning, Industry and Environment (former name)
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EMS	Environmental Management System
EPA	NSW Environment Protection Authority
EPL	Environment Protection Licence
FSC	Fire Safety Certificate
FSS	Fire Safety Statement
HAMS	Heritage Asset Management Strategy
HIP	Heritage Interpretation Plan
HIS	Heritage Impact Statement
HSE	Health, Safety and Environment
ID	Identification number
IEA	Independent Environmental Audit
IAPAR	Independent Audit Post Approval Requirements
IOC	Interim Occupation Certificate
LDMP	Loading Dock Management Plan
LTEMP	Long Term Environmental Management Plan
MCMP	Moveable Collections Management Plan

MOD	Modification of Development Consent
NC	Non-compliance
NSW	New South Wales
OC	Occupation Certificate
OFI	Opportunity for improvement
OFIs	Opportunities for improvement
OWMP	Operational Waste Management Plan
PCA	Principal Certifying Authority
PCBC	Philip Chun Building Compliance
POCR	Pre-Operation Compliance Report
PV	Photovoltaic
PVC	Polyvinyl chloride
RAP	Remedial Action Plan
REMP	Remediation Environmental Management Plan
SAR	Site Audit Report
SAS	Site Audit Statement
SSD	State Significant Development
TfNSW	Transport for NSW
VENM	Virgin Excavated Natural Material
WPTP	Work Place Travel Plan

1. EXECUTIVE SUMMARY

Ramboll Australia Ltd (Ramboll) was engaged by Mirvac Projects Pty Ltd (Mircvac) to conduct an Independent Environmental Audit (IEA) of the Locomotive Workshop development project. The Locomotive Workshop is located at 2 Locomotive Street, Eveleigh, New South Wales (NSW), within the South Eveleigh Precinct. Mirvac is redeveloping the Locomotive Workshop for retail and commercial use.

The Locomotive Workshop development was approved by the Independent Planning Commission of New South Wales as State Significant Development (SSD) under two Development Consents: SSD 8517, dated 22 February 2019, for Bays 1-4a, referred to as the Retail Development; and SSD 8449, dated 22 February 2019, for Bays 5-15, referred to as the Commercial Development. Mirvac is the "Applicant" for the purpose of SSD 8517 and SSD 8449. The IEA of the Commercial Development, which is the subject of this report, is required under consent Conditions C7 to C9 of SSD 8449. The IEA for the Retail Development under SSD 8517 was reported separately.

Under Condition A23 of SSD 8449, the development will be carried out in five stages. This Audit is the third IEA for the development. At the time of the first IEA in 2019 (**2019 IEA**), construction certificates (**CC**) for Stages 1 (CC1), 2 (CC2) and 5 (CC5) had been issued and construction works were underway. At the time of the second IEA in 2020 (**2020 IEA**), CCs for Stages 3 (CC3) and 4 (CC4) had been issued with structural, services and base build fit out works in progress. A CC for a sub-stage of work, CC5a (skylights) had also been issued.

Three modifications to the consent (MOD 10, MOD 11 and MOD 12) were approved since the 2020 IEA, although MOD 10 was actually approved at the end of the previous audit period. For this third IEA, no CCs were issued for new Stages of work but the following CCs were issued for sub-stages of work: CC2a – Stage 2a (Foundation); CC3a – Stage 3a (Structure – Bays 5-8 & 15); CC5b – Stage 5b (Solar PV); CC4a – Stage 4a (Architectural & Services); CC1a – Stage 1a (Bay15 South – Demolition); CC3b – Stage 3b (Bay15 South – Structure); and CC4b – Stage 4b (Bay15 South – Architectural & Services). Three Interim Occupation Certificates (**IOCs**) were approved during the Audit Period: IOC1 – Commercial Bays 5-13 (excluding Bays 5-7 tenancies); IOC2 – Bays 5-7; and IOC3 – Bay 15.

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project under SSD 8449 during the Audit Period. The Audit Period was from 18 September 2020 to 21 March 2022. Site inspections were conducted on 7 October 2021 and 14 March 2022.

The Auditors assessed the development to be generally compliant with the conditions of approval in Development Consent SSD 8449, particularly in relation to its environmental performance. Nine non-compliances (**NCs**) were identified. Five out of the nine non-compliances are considered to be administrative in nature and none of the non-compliances have resulted in a direct impact on the environment or other incident. The non-compliances are summarised as follows:

- **NC1 (Condition A16)** – Notifications of review were not made within three-months following the direction regarding Construction Compliance Report (**CCR**) 2 and following the submission of CCR5. The Auditors recommend that Mirvac review their process again to ensure that future notifications of review are not missed.
- **NC2 (Condition B11)** – A small PVC service cover in the public way along the railway line boundary near the Bay 8 door was observed to be damaged and may present a potential trip hazard to pedestrians or other hazard if it is a service cover. The Auditors recommend that

Mirvac repair the service cover and make it safe and functional in accordance with the Council's standards.

- NC3 (Condition B31) – Mirvac could not provide evidence that the detailed design/drawings were provided to DPE prior to the issue of CC4b on 19/07/21 because the person that would have made the submission had left Mirvac. The Auditors recommend that Mirvac confirm with DPE that the detailed design/drawings were provided prior to issue of CC4b. Alternatively submit the detailed design/drawings to DPE.
- NC4 (Conditions C3 & C9) – The Complaints Register link did not work. Construction Compliance Report 5 was not initially available. The revised 2020 IEA (Final 2, 08/02/21) and revised Response (Version 2.0, 12/02/20) were also not available on the project website. The Auditors recommend that Mirvac ensure the link to the Complaints Register is working and more regular updates are available. The revised 2020 IEA (Final 2, 08/02/21) and corresponding Response (Version 2.0, 12/02/20) should be made publicly available on the project website.
- NC5 (Condition C5) – The compliance reporting period stated in the Pre-Operation Compliance Report (**POCR**) and CCR4 were the issue dates of the reports, not the period covered by the compliance report. However, this was rectified in CCR5. None of the reports contained figures or shapefiles to illustrate the developments footprints and context. Mirvac has not been entirely effectively in monitoring “*the current compliance status of the project with the objective of providing an accurate and representative snap shot of performance over a specified period of time*”. The Auditors recommend that Mirvac: improve their monitoring of compliance with the Conditions of SSD 8449; and ensure that future Compliance Reports meet all of the requirements of Compliance Reporting Post Approval Requirements (Department, 2018) (**CRPAR 2018**) including provision of current GIS figures and shapefiles that illustrate development footprints and context.
- NC6 (Condition C6) – Mirvac did not notify DPE 7 days ahead of making revised Compliance Reports (CCR2 Rev.2; CCR3 Rev. 2; CCR3 Rev. 3; POCR Rev. 2) publicly available. Mirvac notified DPE that CCR5 would be made publicly available within 7 days of when the report was submitted but it was not made publicly available within 60 days of its submission. The Auditors recommend that Mirvac: notify DPE when revised documents are to be made publicly available; make CCR5 publicly available as soon as practicable; and periodically check that the latest versions of Compliance Reports are in fact available, in order to ensure that the project website is kept up to date.
- NC7 (Condition D1) – Construction Certificate, CC1a, was issued as being for demolition work and there is no evidence that the requirements of Condition D1 were considered or met. The Auditors make no recommendation as the construction work is practically complete and no further demolition work is anticipated.
- NC8 (Condition E3) – The extent of the November 2021 capping inspection was inadequate as it did not include the whole of the Locomotive Workshop including tenanted areas. The Auditors recommend that Mirvac ensure that capping inspections cover the entire Locomotive Workshop footprint including all tenanted areas. Mirvac should also ensure that personnel engaged to carry out the inspections are competent and appropriately trained to understand the requirements of the Long Term Environmental Management Plan (**LTEMP**) and capping maintenance requirements. Training records should be kept on record and be available on request.
- NC9 (Condition E11) – The Auditors consider Condition E11 to be non-compliant because written confirmation from the relevant authorities, Sydney Trains / Transport for NSW (**TfNSW**), that there was no adverse structural damage to their infrastructure and roads was not obtained. The Auditors recommend that written confirmation from Sydney Trains / TfNSW that their infrastructure and roads, as applicable, had no adverse structural damage as a result of the construction works is obtained.

Management systems and environmental performance are considered to be of a generally high standard although the Auditors observe that three Conditions, A16, C5 and C6, had repeat non-compliances. Recommendations have been made in relation to nine non-compliances and nine opportunities for improvement (**OFIs**).

2. INTRODUCTION

2.1 Background

Ramboll Australia Ltd (Ramboll) was engaged by Mirvac Projects Pty Ltd (Mircvac) to conduct an Independent Environmental Audit (IEA) of the Locomotive Workshop development project. The Locomotive Workshop is located at 2 Locomotive Street, Eveleigh, New South Wales (NSW), within the larger South Eveleigh Precinct. Mirvac is redeveloping the Locomotive Workshop for retail and commercial use.

The Locomotive Workshop development was approved by the Independent Planning Commission of New South Wales as State Significant Development (SSD) under two Development Consents: SSD 8517, dated 22 February 2019, for Bays 1-4a, referred to as the Retail Development; and SSD 8449, dated 22 February 2019, for Bays 5-15, referred to as the Commercial Development. Mirvac is the "Applicant" for the purpose of SSD 8517 and SSD 8449. The IEA of the Commercial Development, which is the subject of this report, is required under consent Conditions C7 to C9 of SSD 8449. The IEA for the Retail Development under SSD 8517 was reported separately.

Under Schedule 2 of SSD 8449, the Development Consent Conditions are divided into six parts as follows:

- Part A Administrative Conditions
- Part B Prior to Issue of Construction Certificate
- Part C Prior to Commencement of Works
- Part D During Construction
- Part E Prior to Occupation or Commencement of Use
- Part F Post Occupation

Under Condition A23, SSD 8449, the development will be carried out in five stages as follows:

Stage	Description
Stage 1	Demolition
Stage 2	Foundations, excavation, in-ground works and services
Stage 3	Structure
Stage 4	Services and base build fit out
Stage 5	Façade and roof

An Audit Program for the conduct of the IEAs was prepared for Mirvac by Ramboll and was submitted to the then Department of Planning, Industry and Environment (**DPIE**) by Mirvac on 11 March 2019. The Auditors note that DPIE changed its name to the Department of Planning and Environment (**DPE**) during the conduct of this Audit. Hence, for the purpose of this third IEA report the Department is herein referred to as DPE or the Department.

The Audit Program was divided into three audits targeting the three phases of the development: 1) Prior to commencement of works as well as early construction (Parts A to D); 2) later during construction (Parts A, D and E, and any Parts of B and C that had not previously been triggered); and 3) Occupation (Parts A and F, and any Parts of B, C and D that were still relevant). Essentially, all or the conditions were assessed. This Audit is the third IEA for the development

At the time of the 2019 IEA, CCs for Stages 1 (CC1), 2 (CC2) and 5 (CC5) had been issued and construction works were underway. At the time of the 2020 IEA, CCs for Stages 3 (CC3) and 4 (CC4) had been issued with structural, services and base build fit out works in progress. A CC for a sub-stage of work, CC5a (skylights) had also been issued.

Three modifications to the consent (MOD 10, MOD 11 and MOD 12) were approved since the 2020 IEA, although MOD 10 was actually approved at the end of the previous audit period. For this third IEA, no CCs were issued for new Stages of work but the following CCs were issued for sub-stages of work:

- CC2a – Stage 2a (Foundation)
- CC3a – Stage 3a (Structure – Bays 5-8 & 15)
- CC5b – Stage 5b (Solar PV)
- CC4a – Stage 4a (Architectural & Services)
- CC1a – Stage 1a (Bay15 South – Demolition)
- CC3b – Stage 3b (Bay15 South – Structure)
- CC4b – Stage 4b (Bay15 South – Architectural & Services)

Three Interim Occupation Certificates (**IOCs**) were approved during the Audit Period:

- IOC1 – Commercial Bays 5-13 (excluding Bays 5-7 tenancies)
- IOC2 – Bays 5-7
- IOC3 – Bay 15

2.2 Audit Team

The Audit Team comprised Emily Rowe (Auditor), Rosebud Yu (Auditor), David Ford (Auditor) and Victoria Sedwick (Lead Auditor) of Ramboll. DPE issued a letter of endorsement for the Audit Team on 16 September 2021 (**Appendix C**).

2.3 Audit Objectives

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project under SSD 8449 during the Audit Period.

2.4 Audit Scope

The scope for the Audit is taken from the Audit Program, which was based on SSD 8449 Condition C8, as follows:

"Audit 3 will primarily cover environmental performance and consent conditions relevant to Prior to Occupation/Commencement of Use (Part E) and to Post Occupation (Part F). It will also cover the During Construction period since Audit 2 and implementation of recommended actions from Audit 2.

Conditions to be audited:

- *All Part A conditions of consent (Administrative Conditions);*
- *Part B conditions of consent (Prior to Issue of Construction Certificate); Part C conditions of consent (Prior to Commencement of Works); and Part D conditions of consent (During Construction) if, at the time of Audit 2, they had not been triggered; were an ongoing requirement; or were not compliant and an audit recommendation made;*
- *All Part E conditions of consent (Prior to Occupation or Commencement of Use); and*
- *All Part F conditions of consent (Post Occupation).*

2.5 Audit Period

The date of the 2020 IEA site visit was on 17 September 2020. The site visit for this Audit was conducted on 14 March 2022. Interviews would typically be conducted during the site visit but due to COVID-19 transmission concerns, they were conducted remotely on 17, 18 and 21 March 2022. Therefore, the Audit Period was from 18 September 2020 to 21 March 2022.

3. METHODOLOGY

The Audit was conducted generally in accordance with the Department's 2018 guideline Independent Audit Post Approval Requirements (IAPAR) (Department, 2018), as referenced in the consent. Ramboll notes that the Department's 2020 guideline has been used for this audit.

3.1 Selection and Endorsement of Audit Team

The Ramboll Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from Mirvac. Victoria Sedwick, Rosebud Yu and Emily Rowe are certified Lead Auditors with Exemplar Global (Certificate No. 13180, 12305 and 204997, respectively). The Audit Team was endorsed by DPE in a letter dated 16 September 2021 (**Appendix C**).

3.2 Independent Audit Scope Development

The scope for the Audit was developed to assess the development's environmental performance in relation to occupation of Bays 5-15 although conditions related to construction were also relevant as construction works had continued during the Audit Period. Two modifications of SSD 8449 were approved during the Audit Period, being MOD 11 and MOD 12.

Document review

Ramboll undertook a review of documentation relevant to the environmental management, compliance and performance of the Project including, but not limited to:

- Development consents and modifications of consent for SSD 8449;
- Management plans and other documentation as listed in Section 4.1;
- Complaints Register;
- Correspondence records;
- Previous Independent Audits for SSD 8449 and Applicant's Response; and
- Compliance Reports issued during the Audit Period.

Develop audit plan

A comprehensive protocol (Audit Table) was developed for the development consent to facilitate interviews and inspection for the assessment of compliance. The Audit Table includes:

- A unique identification number for each condition of consent (**ID**);
- The exact wording of the compliance requirement including text from modifications, where applicable;
- Evidence used to assess and determine whether each requirement has been complied with;
- Commentary on findings and recommendations;
- Recording the status of compliance; and
- A unique identification number for each non-compliance (**NC**).

The completed Audit Table is provided in **Appendix A**.

3.3 Site Inspection and Interviews

Bays 5-15 of the Locomotive Workshop was inspected by the Auditors (Rosebud Yu and Emily Rowe) on 7 October 2021 (during the third IEA inspection of Bays 1-4a for SSD 8517) and again more closely on 14 March 2022. The Auditors did not inspect the inside of Bays 10-13, which was occupied by Quantum. The Auditors also did not inspect the inside of Bay 14, which was also tenanted.

Remote interviews were held on 13 and 15 October 2021 (during the third IEA for SSD 8517) and then 17, 18 and 21 March 2022 for this Audit. The following Mirvac personnel and consultants to Mirvac were interviewed during the site visit and subsequent interviews.

- Nathan McCoy, Assistant Development Manager, Mirvac (present during both site inspections and all interviews)
- Chris Callaghan, Project Manager, Mirvac (present during the site inspection on 07/10/21, interviewed 13/10/21)
- Harley Imber, Facilities Manager, Mirvac (interviewed 13/10/21 and 17/03/22)
- Andre Fleury, Archaeologist / Heritage Specialist, Curio Projects (interviewed 15/10/21 and 21/03/22)

Photographs taken during the site inspection are provided in **Appendix D**.

3.4 Consultation

The Auditors, via Mirvac, consulted DPE concerning this Audit, prior to starting the audit. DPE acknowledged the consultation and “[did] not request any additional items to be considered that [were] not already required by Section 3.3 of the Independent Environmental Audit - Post Approval Requirements (2020)”.

3.5 Compliance Status Descriptors

This Audit Report has been prepared generally in accordance with the IAPAR 2020. As such, the following compliance descriptors have been used:

Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the Audit is undertaken, therefore an assessment of compliance is not relevant.

Observations have also been made that identify OFIs with recommendations given where relevant (refer to Section 5).

4. AUDIT FINDINGS

4.1 Approvals and Documents Reviewed

Approvals and documents provided by Mirvac and/or available on the Mirvac South Eveleigh website, as well as the DPE Major Projects website, reviewed by the Auditors included:

- Development Consent SSD 8449, 22 February 2019
- Modification of Development Consent SSD 8449, SSD 8449 MOD 10, 02/09/20 (end of the previous audit period)
- Modification of Development Consent SSD 8449, SSD 8449 MOD 11, 12/02/21
- Modification of Development Consent SSD 8449, SSD 8449 MOD 12, 07/05/21
- Construction Certificates SSD 8449 for: CC2a (Foundation), CC3a (Structure – Bays 5-8 & 15), CC5b (Solar PV), CC4a (Architectural & Services), CC1a (Bay15 South – Demolition), CC3b (Bay15 South – Structure), CC4b (Bay15 South – Architectural & Services)
- Occupation Certificates SSD 8449 for: IOC1 (Commercial Bays 5-13, excluding Bays 5-7 tenancies), IOC2 (Bays 5-7), IOC 3 (Bay 15)
- Various management plans and technical reports
- Various Compliance Reports and their revisions, where available, including: CCR2; CCR3, CCR4, CCR5 and PO CR.
- Previous IEA Reports and their revisions: 2019 IEA and 2020 IEA
- Mirvac's Response to the 2020 IEA
- Various PCA Matrix prepared by Philip Chun for various CCs and IOCs
- South Eveleigh Community Liaison Group meeting invite for October 2021
- Complaints Register
- Maintenance logbook for EWP
- Induction records
- Example of a Noise Alert email
- Pre-start topics notice/ Daily Site Activities Briefing
- Site Audit Report and LTEMP
- Capping inspection register and records
- Heritage Impact Statement for tenants
- Various Installation Compliance Certificates and Structural Inspection Certificates issued by contractors/ Engineers
- Various communications from the Principal Certifying Authority to Mirvac
- Various Statements of Satisfaction from consultants confirming compliance with consent conditions
- Various communications from government stakeholders (e.g. Heritage NSW, DPE, City of Sydney) confirming consultation and approval of requirements specified in consent conditions
- Fire Safety Certificates

- Mirvac's tracking documents for CCs, IOCs, Development Application (**DA**) conditions and issue of documentation on project website
- Non-compliance notifications prepared by Mirvac
- Waste management documentation

Further details of the documents and communications reviewed are provided in the Audit Table in **Appendix A**.

4.2 Compliance Performance

The Auditors assessed the development to be compliant with SSD 8449 except for the non-compliances shown in Table 1. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides recommendations associated with each non-compliance below.

Table 1: Summary of Non-compliances - SSD 8449

NC#	Condition ID	Non-compliance
NC1	A16	Notifications of review were not made within three-months following the direction regarding Construction Compliance Report 2 and following the submission of Construction Compliance Report 5.
NC2	B11	A small PVC service cover in the public way along the railway line boundary near the Bay 8 door was observed to be damaged and may present a potential trip hazard to pedestrians or other hazard if it is a service cover.
NC3	B31	Mirvac could not provide evidence that the detailed design/drawings were provided to DPE prior to the issue of CC4b on 19/07/21 because the person that would have made the submission had left Mirvac.
NC4	C3 C3 & C9	The Complaints Register link did not work. Construction Compliance Report 5 was not initially available. The revised 20 IEA (Final 2, 08/02/21) and revised Response (Version 2.0, 12/02/20) were also not available on the project website.
NC5	C5	The compliance reporting period stated in the Pre-Operation Compliance Report and Construction Compliance Report 4 were the issue dates of the reports, not the period covered by the compliance report. However, this was rectified in Construction Compliance Report 5. None of the reports contained figures or shapefiles to illustrate the developments footprints and context. Hence, Mirvac has not been entirely effectively in monitoring "the current compliance status of the project with the objective of providing an accurate and representative snap shot of performance over a specified period of time".
NC6	C6	Mirvac did not notify DPE 7 days ahead of making revised Compliance Reports (CCR2 Rev.2; CCR3 Rev. 2; CCR3 Rev. 3; POCR Rev. 2) publicly available. Mirvac notified DPE that CCR5 would be made publicly available within 7 days of when the report was submitted but it was not made publicly available within 60 days of its submission.
NC7	D1	Construction Certificate, CC1a, was issued as being for demolition work and there is no evidence that the requirements of Condition D1 were considered or met.

NC#	Condition ID	Non-compliance
NC8	E3	The extent of the November 2021 capping inspection was inadequate as it did not include the whole of the Locomotive Workshop including tenanted areas.
NC9	E11	The Auditors consider Condition E11 to be non-compliant because written confirmation from the relevant authorities, Sydney Trains / TfNSW, that there was no adverse structural damage to their infrastructure and roads was not obtained.
Number of non-compliances identified:		9
Total number of compliance requirements:		153

4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

No Agency Notices, Orders, Penalty Notices or Prosecutions have been issued in relation to the development.

4.4 Previous Audit Recommendations

An Independent Audit of SSD 8449 was conducted in 2020. An assessment of progress on the recommendations made in the 2020 IEA is presented in Table 2.

Table 2: Status of Previous Audit Recommendations - SSD 8449

Condition	Audit Recommendation	Action
Non-compliance recommendations		
A13	The Auditors did not make a recommendation as the non-compliances had already been addressed.	No further action was required.
A16	The Auditors suggested that the '200916 - C3_A16_Locomotive Workshop.xlsx' spreadsheet be amended to record the document revision numbers, the dates when they were reviewed and the dates when DPE were notified that they were reviewed.	<p>Mirvac noted in their response to the 2020 IEA that they would amend the A16 spreadsheet so that it noted the document revision numbers, the dates they were reviewed and the dates DPE were notified that they were being reviewed. In addition, Mirvac was going to set up automatic monthly calendar reminders to ensure reviews, and notifications of these reviews were not missed in future.</p> <p>Notifications of review were made within the three-month timeframe, except following the direction regarding CCR2 and following the submission of CCR5. Although there has been an improvement, this Condition is therefore considered non-compliant.</p> <p>Mirvac now maintain a '211013 Master_Conditions Tracking.xlsx' spreadsheet in which a worksheet 'C3 - Access to Information' provides a list of documents including approved strategies, plans and programs. The worksheet lists the 'Latest Review' and 'Latest DPIE Notification' dates for each document, which indicates they were all last reviewed and notified to DPE on 06/12/21. Therefore, it would appear that a review has not been undertaken recently explaining why the notification of review for CCR5 was missed. The field for "Latest DPIE Notification" is not being used as intended because it does not show the date of when the last DPE notification was made, which was 06/09/21 for CCR4. The spreadsheet does not include a field for document submission date or due</p>

Condition	Audit Recommendation	Action
		date for notifying DPE of a review (i.e. 3 months after the document submission/approval date)
A20	The Auditors recommended that the final instalment be paid prior to its due date, 01/01/21.	<p>Mirvac undertook to set up a calendar reminders to ensure the payment was not missed.</p> <p>A receipt for the 5th and final instalment was not provided but evidence of payment was provided that indicates an invoice dated 07/12/20 for \$35,388 had been paid and the total amount paid in six payments was \$324,940, being the correct total levy payable. The Auditors cannot verify that the payment was made prior to its due date but the Auditors have no evidence to suggest it was overdue when paid. Condition A20 was considered compliant.</p>
C2	The Auditors did not make a recommendation as the non-compliance was notified to DPE on 18/06/20. However, a related opportunity to improve was suggested.	Refer to opportunity for improvement (OFI) recommendations.
C5	It was recommended that Mirvac ensure that CCR3 met all of the requirements of the CRPAR 2018.	<p>Mirvac received a written direction from DPE to revise CCR2 and subsequently held a teleconference call with DPE to improve their understanding of CRPAR 2018 and DPE requirements. Mirvac revised and re-issued CCR2 to meet the CRPAR 2018. DPE also requested Mirvac to revise CCR3 and the POCR.</p> <p>The Auditors acknowledge that DPE found deficiencies with the various CCRs and POCR. The Auditors reviewed the latest revisions of the CCRs and POCR and found that they generally met the requirements of CRPAR 2018 (or CRPAR 2020), as well DPE's written directions to improve the reports, with the following exceptions:</p> <ul style="list-style-type: none"> The compliance reporting period stated in the POCR and CCR4 were the issue dates of the reports, not the period covered by the compliance report. However, this was rectified in CCR5. None of the reports contained figures or shapefiles to illustrate the developments footprints and context. <p>DPE also directed Mirvac to "internally monitor and report on compliance over relevant reporting periods". The Auditors observe that no non-compliances were reported in CCR4, CCR5 or POCR. Mirvac should have detected and reported at least one of the non-compliances during the Audit Period, such as not making the revised 2020 IEA and revised Response publicly available. Hence, Mirvac has not been entirely effectively in monitoring "the current compliance status of the project with the objective of providing an accurate and representative snap shot of performance over a specified period of time".</p> <p>Hence, Condition C5 was again found to be non-compliant.</p>
C6	The Auditors recommended that the latest version of the POCR be made available on the public website and that Mirvac implement a system of recording when documents are made publicly available and consider how to ensure that Compliance Reports are made publicly available within the required timeframes (i.e. within 60 days of submission to DPE and at least 7 days after notifying DPE that they were to be made publicly available) and that the DPE are notified accordingly.	<p>Mirvac indicated in their Response that they would add two new columns in its Access to Information spreadsheet being the date by which "the document is made available (i.e. approved if required) [the Auditors assume this refers to the date the document was submitted to the Department] and then the date the document is made publicly available on its website".</p> <p>Mirvac's tracking worksheet for access to information, 'C3 – Access to Information' in the 'Master Conditions Tracking.xlsx' spreadsheet still does not indicate the date the document is submitted to the Department but does have a column for the "Date Uploaded to Website".</p> <p>Mirvac did not notify DPE 7 days ahead of making revised reports (CCR2, CCR3, POCR) publicly</p>

Condition	Audit Recommendation	Action
		<p>available, which is considered non-compliant (unless Mirvac received advice otherwise from DPE).</p> <p>Mirvac notified DPE that the compliance reports would be made publicly available within 7 days when they submitted the reports. However, in the case of CCR5 this cannot have been done as it was not available on the webpage on 19/03/22.</p> <p>Hence, Condition C6 was again found to be non-compliant.</p>
D18	The Auditors recommended that the storage of gas cylinders be improved to ensure 3 m separation from combustible materials.	<p>Mirvac indicated in their Response that upon being made aware of this non-compliance, Mirvac immediately removed any combustible materials that were located within 3m of any gas cylinder cages. The non-compliance was raised with all relevant site personnel, including site managers, foremen, HSE officers and the relevant sub-contractors to ensure all are aware of their responsibilities and to prevent any reoccurrences.</p> <p>Construction works had been largely completed at the time of the site visit. No gas storages were observed in Bays 5 – 15. A small quantity of chemicals (paints) was observed on the ground floor of Bay 15 near the western entrance (fenced-off) that were not banded. However, the risk of a spill causing environmental harm is considered low and it is understood Mirvac would be removing the chemicals in the near future with the completion of construction works. Overall, this Condition is considered compliant however, an OFI was recommended to store all liquid chemicals in appropriately banded areas.</p>
Opportunity for Improvement Recommendations		
General	The Auditors recommended that Mirvac review the compliance tracking process to ensure that all notification and reporting requirements and deadlines were captured.	<p>Mirvac indicated in their Response that they undertook to amend its various tracking spreadsheets so that the dates by which DPE notifications are required and actual commencement dates are noted and reviewed regularly. Mirvac advised they undertake weekly DA review meetings and these dates will be reviewed and actioned where necessary at each meeting.</p> <p>The Auditors observed that the compliance tracking process improved during the Audit Period but found that the improvements in the Master Tracking Register did not entirely prevent further non-compliances occurring and further improvements could be made as discussed in relation to specific conditions.</p>
C2	<p>The CC Program tracking spreadsheet could be further improved to clarify the various dates and include actual dates of commencement of construction work and the date that DPE were notified in order to demonstrate compliance.</p> <p>The Auditors recommended that Mirvac ensure that DPE were notified of the intended commencement of operation / occupation for the tenancy area(s) 48 hours in advance of actual operation / occupation.</p> <p>The Auditors recommended that the IOC Program tracking spreadsheet could be further improved in the same way as the CC Program tracking spreadsheet to include the actual dates of commencement of operation / occupation and the date that DPE were notified in order to demonstrate compliance.</p>	<p>Mirvac noted in their response to the 2020 IEA that they would amend both its CC and IOC tracking spreadsheets to record the dates by which DPE notifications were required, as well as the actual dates that construction / operation commenced.</p> <p>The Auditors found that the CC Programme worksheet in the 'Master Conditions Tracking.xlsx' spreadsheet now includes: a) an additional column labelled 'C2 Notice Date' (in the CC Program worksheet) and b) two columns labelled 'DPIE Notification' and 'Commencement of Construction Works'. Similarly, the OC Programme worksheet now includes two columns labelled 'DPIE Notification' and 'Commencement of Operation'. The cells were populated for notification of IOC1, they were not populated for IOC2 or IOC3.</p> <p>Whilst the information in the Master Conditions Tracking spreadsheet is not complete, Mirvac has provided alternate documentation to demonstrate compliance with the 48-hour notice requirement</p>

Condition	Audit Recommendation	Action
		(e.g. Post Approval Notifications) and the Auditors consider this condition to be compliant.
C3	The Auditors recommended that Mirvac establish a process to ensure documents and information on the websites were kept up to date. It was recommended that Mirvac include the version number for the listed documents within the tracking register to ensure that up to date information had been uploaded. The document submission date (on which the upload deadline usually hinges), the notification deadline and upload deadline could also be included.	<p>Mirvac indicated in their Response that they would review all of the documentation on the website and ensure the correct revisions for all documents were uploaded, all documents can be opened and development updates are up to date. Mirvac notes that the complaints register is available, however it is located on a separate page on the website. Mirvac will also add new columns to its Access to Information Excel spreadsheet to track the document revisions, the dates by which the document is made available (i.e. approved if required) and the date the document is made publicly available on its website.</p> <p>The Auditors found that deficiencies remained with the public website and therefore, the condition was found to be non-compliant .</p>
C9	The Auditors recommended that Mirvac implement a system of recording when documents were made publicly available.	<p>Mirvac indicated in their Response that they would add a new column to its Access to Information Excel spreadsheet to track the dates by which the document is made available (i.e. approved if required) and the date the document is made publicly available on its website.</p> <p>The Auditors observe that in the 'Master Conditions Tracking.xlsx\C3 - Access to Information' worksheet, the version/revision number for the IEA reports have not been recorded. Hence the worksheet does not indicate that the 2020 IEA report was revised and therefore, it cannot be used to reliably verify that the revised report was uploaded as required. The worksheet also does not include the Responses as a separate item required to be made publicly available. The Auditors found this condition was non-compliant. A recommendation was made for the non-compliance under Condition C3, NC4, to avoid duplication.</p> <p>In addition the Auditors recommend an OFI that documents that are required by DPE to be revised be added as a separate line item in the Master Conditions Tracking.xlsx spreadsheet and that revision/version numbers be recorded.</p>
D14	The Auditors recommended that Mirvac review control measures for disposal of chemical containers and reinforce the requirements with their contractors, as required.	<p>Mirvac indicated in their Response that Upon being made aware of this non-compliance, Mirvac raised the issue with the all relevant site personnel, including site managers, foremen, HSE officers and the relevant sub-contractors to ensure all are aware of their responsibilities and to prevent any reoccurrences.</p> <p>No evidence of inappropriate disposal of hazardous and/or industrial waste was observed during the site inspection.</p>

4.5 EMP, Sub-plans and Post Approval Documents

Adequacy and compliance with the management plans, subplans and Post Approval documents (e.g. Compliance and Independent Audit Reports) relevant to the Audit Period were assessed. Management plans are considered to be adequate although a current OWMP for Bays 5-15 (or the whole of the Locomotive Workshop) has yet to be prepared/updated for which an OFI is recommended. Implementation of the LTEMP and capping maintenance requirements also requires improvement. It is also observed that relevant management plans, such as an updated OWMP, the LDMP and WPTP should be provided to tenants for their information and action. Activities at the development during the Audit Period were considered to be generally consistent with the management plans and sub-plans.

4.6 EMS

There is no project specific Environmental Management System (**EMS**) for the Locomotive Workshop redevelopment. The Auditors consider the various management plans to be generally appropriate for managing environmental matters.

4.7 Environmental Performance

No significant environmental performance issues or non-compliances were identified. While a number of non-compliances have been identified including three repeat non-compliances, the Auditors note that the project is complex with multiple CCs across stages and sub-stages and that the non-compliances identified are largely administrative in nature with no direct impact on the environment. The environmental performance of the development during the Audit Period is considered to be of a generally high standard.

4.8 Complaints

The Complaints Register reports three complaints during the Audit Period (e.g. two regarding sinking pavers near the pedestrian crossing (dated 17/01/22 and 28/02/22) and one regarding the sprinkler timing requiring adjustment, dated 22/02/22). All, except the sinking pavers complaint on 28/02/22 were resolved, with the third complaint noted as 'in progress'.

During the 2021 SSD 8517 audit, Mirvac advised that the Complaints Register had not been regularly updated from 16/02/21 to end October 2021 due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-assigned. A dedicated resource for updating the Register (i.e. Guest Experience Assistant) was provided in early November 2021. This was considered a non-compliance in the SSD 8517 audit. Since that time, the Complaints Register has been populated with three entries, all occurring in 2022.

4.9 Incidents

No incidents requiring notification to the Department reportedly occurred during the Audit Period. Mirvac did not provide the incident register (ISystain) due to confidentiality reasons.

4.10 Actual Versus Predicted Environmental Impacts

As mentioned in Section 4.9, there have been no significant or reportable environmental incidents during the Audit Period. The Auditors have not identified significant inconsistencies between actual environmental impacts and the predicted environmental impacts.

4.11 Site Inspection

The Auditors carried out site inspections on 7 October 2021 and 14 March 2022 accompanied by Mirvac personnel referred to in Section 3.4. Photographs taken during the site visit are provided in **Appendix D**.

4.12 Site Interviews

Meetings were held remotely after the site visits on 13 and 15 October 2021, and then 17, 18 and 21 March 2022 that involved the Auditors, Mirvac personnel and Mirvac's consultants referred to in Section 3.4. Information regarding the Project was provided, and documents and records were reviewed. Further information was later provided on request via email.

4.13 Improvement Opportunities

Opportunities for improvement in relation to SSD 8449 have also been identified as shown in the following table. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details.

Table 3: Opportunities for Improvement - SSD 8449

Condition	Opportunity for Improvement
A14	Mirvac did not provide a "Reason for Non-Compliance", as opposed to "the way in which it does not comply".
C9	The Auditors observe that in the 'Master Conditions Tracking.xlsx\C3 - Access to Information' worksheet, the version/revision number for the IEA reports have not been recorded. Hence the worksheet does not indicate that the 2020 IEA report was revised and therefore, it cannot be used to reliably verify that the revised report was uploaded as required. The worksheet also does not include the Responses as a separate item required to be made publicly available.
D8	The Auditors observed a Bingo waste skip that reportedly contained waste from the ongoing public domain construction works outside the western wall of Bay 15. A bulka-bag was observed in the skip bin. The Auditors did not open the bag but requested information on the contents of the bag and its waste classification. The information was not provided. As it does not relate to SSD 8449, this is not considered to represent a non-compliance for SSD 8449.
D18	A small quantity of chemicals (paints) was observed on the ground floor of Bay 15 near the western entrance (fenced-off) that were not bunded. However, the risk of a spill causing environmental harm is considered low and it is understood Mirvac would be removing the chemicals in the near future with the completion of construction works. Therefore, overall, this Condition is considered compliant.
E8	The dates for commencement of occupation for parts of the building are not always recorded.
E10	The name of the tenant that was emailed documentation including the Work Place Travel Plan (WPTP) and Loading Dock Management Plan (LDMP) was not shown and the Auditors cannot confirm which tenants or contractors received these plans. As there have been no new Mirvac employees recently, the WPTP has not been included in staff induction information.
E12	The Fire Safety Certificate on display was not the latest version.
E14	An Operational Waste Management Plan (OWMP) for Bays 1-4a, which includes the waste handling area in the Loading Dock, was provided. Mirvac have not provided a similar OWMP for Bays 5-15. The Bays 1-4a OWMP does not specifically refer to a requirement for Mirvac or tenants to ensure that waste generated onsite must be classified and disposed of in accordance with the EPA's Waste Classification Guidelines.
E21	The manufacturer's recommended maintenance schedules were provided for the water sensitive urban design and drainage measures but it was not evident whether the maintenance schedules had been incorporated into Mirvac's asset management preventative maintenance schedule.

4.14 Key Strengths

The Auditors consider management of the development by Mirvac to continue to be of a generally high standard in relation to site management, its environmental performance and documents/records management. All of the requested information was readily provided where available. Recommendations have been made in Section 5 to further improve management systems and environmental performance.

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Non-compliance Recommendations

Table 4 provides a summary of the recommendations made in relation to non-compliances with SSD 8449.

Table 4: Non-compliance Recommendations - SSD 8449

NC#	Condition	Recommendation
NC1	A16	The Auditors recommend that Mirvac review their process again to ensure that future notifications of review are not missed.
NC2	B11	The Auditors recommend that Mirvac repair the service cover and make it safe and functional in accordance with the Council's standards.
NC3	B31	The Auditors recommend that Mirvac confirm with DPE that the detailed design/drawings were provided prior to issue of CC4b. Alternatively submit the detailed design/drawings to DPE.
NC4	C3 & C9	The Auditors recommend that Mirvac ensure the link to the Complaints Register is working and more regular updates are available. The revised 2020 IEA report (Final 2, 08/02/21) and corresponding Response (Version 2.0, 12/02/20) should be made publicly available on the project website.
NC5	C5	The Auditors recommend that Mirvac: improve their monitoring of compliance with the Conditions of SSD 8449; and ensure that future Compliance Reports meet all of the requirements of CRPAR 2018 including provision of current GIS figures and shapefiles that illustrate development footprints and context.
NC6	C6	The Auditors recommend that Mirvac: notify DPE when revised documents are to be made publicly available; make CCR5 publicly available as soon as practicable; and periodically check that the latest versions of Compliance Reports are in fact available, in order to ensure that the project website is kept up to date.
NC7	D1	The Auditors make no recommendation as the construction work is practically complete and no further demolition work is anticipated.
NC8	E3	The Auditors recommend that Mirvac ensure that capping inspections cover the entire Locomotive Workshop footprint including all tenanted areas. Mirvac should also ensure that personnel engaged to carry out the inspections are competent and appropriately trained to understand the requirements of the LTEMP and capping maintenance requirements. Training records should be kept on record and be available on request.
NC9	E11	The Auditors recommend that written confirmation from Sydney Trains / TfNSW that their infrastructure and roads, as applicable, had no adverse structural damage as a result of the construction works is obtained.

5.2 Opportunity for Improvement Recommendations

Table 5 provides a summary of the additional continual improvement recommendations identified for SSD 8449 as part of this Audit. Specific details are included in Appendix A.

Table 5: Opportunity for Improvement Recommendations - SSD 8449

Condition	Recommendation
A14	The Auditors recommend that future non-compliance notifications include the reason(s) for the non-compliance in addition to the way in which the development does not comply.
C9	The Auditors recommend that documents that are required by DPE to be revised be added as a separate line item in the Master Conditions Tracking.xlsx spreadsheet and that revision/version numbers be recorded.
D8	The Auditors recommend that Mirvac ensure that waste materials are classified in accordance with the WMP and the EPA's Waste Classification Guidelines

Condition	Recommendation
D18	The Auditors recommend that all liquid chemicals should be stored in appropriately bunded areas.
E8	The Auditors recommend that increased effort is placed on populating the dates of DPE Notification and Commencement of Operation in the tracking register to assist in demonstrating compliance for any occupation certificates that are still to be obtained. Consider tracking receipt of the tenants' OC.
E10	The Auditors recommend that the WPTP be included in Mirvac staff inductions for future employees, and that where information/plans are provided to tenants and contractors, the recipient names/companies are displayed, where possible.
E12	Mirvac should prominently display the most recently issued Fire Safety Certificate.
E14	The Auditors recommend that Mirvac ensure that an OWMP is prepared for Bays 5-15, if not the whole of the Locomotive Workshop, and that it specifically include the requirement to classify and dispose of waste in accordance with the latest version of the EPA's Waste Classification Guidelines.
E21	The Auditors recommend that Mirvac ensure that the manufacturer's recommended maintenance schedule for OceanGuard™ and StormFilter are include in the asset management preventative maintenance schedule.

6. CONCLUSIONS

The Auditors assessed the development to be generally compliant with the conditions of approval in SSD 8449, particularly in relation to its environmental performance. Nine non-compliances were identified. Five out of the nine non-compliances are considered to be administrative in nature and none of the non-compliances have resulted in a direct impact on the environment or other incident.

Management systems and environmental performance are considered to be of a generally high standard although the Auditors observe that three Conditions, A16, C5 and C6, had repeat non-compliances. Recommendations have been made in relation to nine non-compliances and nine opportunities for improvement.

APPENDIX A INDEPENDENT AUDIT TABLE

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy, Trainee Development Manager), on 25/09/2020. Critical Focus Audit - Work Area HSE Inspection, prepared by Mirvac, 15/09/2021. Work Health, Safety & Environment Audit of Locomotive Workshops, Project Ref. No. 7.756, prepared by HSE Support Pty Ltd, 26/03/2021. Audit Findings Action Plan – HSE, prepared by Mirvac, 14/01/2021. FCR36 Asset Inspection (O&I) by Mirvac Real Estate (Harley Imber), 28/02/2022. 	<p>Mirvac advised that while construction works were in progress, it continued to implement an audit program to monitor and ensure compliance with site specific environmental management plans and to minimise environmental harm. These audits included (noted during the SSD 8517 audit and relevant to SSD 8449):</p> <ul style="list-style-type: none"> Critical Focus Audits (internal audit) conducted every 3 months for a specific focus area. An example audit report covering general HSE activities and people and plant interaction was provided. Full internal audits every 12 months covering all focus areas. One audit was conducted on 14 January 2021. External audits every 6 months. An example audit report by HSE Support Pty Ltd, dated 26 March 2021 was provided. <p>In addition, site environmental controls are reviewed formally through weekly task observations and fortnightly work area observations, and informally on a daily basis through site inspections.</p> <p>With construction works mostly complete, the management of environmental matters is now the responsibility of the Mirvac Facilities team. Mirvac advised and documentation provided confirms that scheduled inspections of the building, façade, plant and equipment and of general hazards are conducted on a monthly basis (e.g. FCR Asset Inspection report).</p>	Compliant	
TERMS OF CONSENT					
A2 (as modified, SSD 8449 MODs 3, 4, 5, 7, 9, 10, 11 and 12)	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions;	<ul style="list-style-type: none"> Ramboll, SSD 8449 Locomotive Workshop – Bays 5-15, 2020 Independent Environmental Audit, Final 2, 08/02/21 (2020 IEA) 	<p>As noted by Mirvac in the 2020 IEA report and for this IEA, the following information and/or documentation was provided to confirm 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 	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) in accordance with the approved plans in the table below (refer to Table provided in Modification 10).	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022 Modification of Development Consent for SSD 8449 (MOD 11 and 12), Condition A2 (all MODs), B38A, B38B & F14 (MOD 11) and B38C (MOD 12) dated 12/02/2021 and 07/05/2021; Mirvac letter to DPE re condition A3 & A16 (part e), dated 05/03/21 & 08/06/21 	<p>advised the development has not received any non-compliances from the PCA. The following Construction Certificates including for modified stages (i.e. sub-stages within Stages) were issued during the Audit Period for:</p> <ul style="list-style-type: none"> SSD 8449 comprising Stages 1A, (i.e. CC1a), Stages 2A (i.e. CC2a), Stages 3A and 3B (i.e. CC3a, CC3b), Stages 4A and 4B (i.e. CC4a, CC4b) and Stage 5B (i.e. CC5b). Mirvac advised written directions from the Planning Secretary have only occurred where: <ul style="list-style-type: none"> Modifications to the Consent have been requested by Mirvac since the conduct of the last IEA; additional information was to be provided on a Construction Compliance Report 3; an amendment to the previous IEA report (regarding complaint response and management) and Mirvac's response to audit recommendations (regarding non-compliance actions and completion timing) was required; and amending the Pre-Operation Compliance Report was requested. The modifications to the Consent and associated communications were provided for review. <p>Based on the Auditors observations, Mirvac are carrying out the development in accordance with this condition, unless otherwise noted under the relevant condition.</p>		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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	<ul style="list-style-type: none"> As for Condition A2. 	As noted for Condition A2, the Planning Secretary has only made written directions where modifications to the Consent had occurred since the conduct of the last IEA; additional information was to be provided on a construction compliance report #3; an amendment to the 2020 IEA report and response to audit recommendations was required; and an amendment to the Pre-Operation compliance report was requested. In such instances, Mirvac has responded and complied with the written directions.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.				
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.		No inconsistency between the documents listed in condition A2 was identified by the Auditors.	Not triggered	
EVIDENCE OF CONSULTATION					
A5	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Refer to relevant Conditions as listed in findings column. 	Consultation had been carried out as required by the following conditions during the Audit Period: <ul style="list-style-type: none"> B31 Detailed Design Information (Heritage NSW and Council) B34A (Heritage – Photovoltaic panels) B38B (Bay 15 South mezzanine) B38C (Graphic film design) E25 (Moveable Collections Management Plan) Consultation is still to be carried out for: <ul style="list-style-type: none"> E6 (Cultural heritage tourism strategy) 	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<ul style="list-style-type: none"> • Philip Chun BC NSW Pty Ltd (Philip Chun), Construction Certificate No. 17-209159_CC2A_SSD8449_Stage 2A_Foundation, 07/09/20 (CC2a) (previous audit period) • Philip Chun, Construction Certificate No. 17-209159_CC3A_SSD8449_Stage 3A_Structure(Bays 5-8 & 15), 12/10/20 (CC3a) • Philip Chun, Construction Certificate No. 17-209159_CC5b_SSD8449_Stage 5b_SolarPV, 06/11/20 (CC5b) • Philip Chun, Construction Certificate No. 17-209159_CC4a_SSD8449_Stage 4a_Architectural+Services, 18/12/20 (CC4a) 	<p>The following Construction Certificates (CC) were issued during this Audit Period: CC1a, CC3a, CC3b, CC4a, CC4b and CC5b. Certificates of Construction CC3, CC4 and CC5a were issued by the PCA in the previous audit period.</p> <p>As noted for the 2020 IEA, the Construction Certificates include attachment documents (e.g. modification to CCs, DPE assessment reports, Statement of Satisfaction from consultants etc.) including a Design Compliance Certificate issued by either the Structural Engineer (Arcadis, Stantec) or other construction/ installation organisation certifying that the design of the building, structural components or services is in accordance with the design requirements in order to meet at least the minimum applicable Building Code of Australia requirement, and the relevant Australian Standards. The Structural Engineer's and other Design Compliance Certificates were attached to either the subject construction certificate or to a prior stage certificate.</p> <p>The Auditors note that CC2a was issued during the previous audit period (i.e. 07/09/20) but was not included in the 2020 IEA report issued at that time. Stage 2a is therefore included in this Audit Period.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Philip Chun, Construction Certificate No. 17-209159_CC1a_SSD8 449_Bay15South_Demolition, 18/02/21 (CC1a) Philip Chun, Construction Certificate No. 17-209159_CC3b_SSD8 449_Bay15South_Structure, 23/04/21 (CC3b) Philip Chun, Construction Certificate No. 17-209159_CC4b_SSD8 449_Bay15South_Architectural+Services, 19/07/21 (CC4b) 			
OPERATION OF PLANT AND EQUIPMENT					
A7	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/2022 Maintenance Logbook for: <ul style="list-style-type: none"> EWP Equipment service record for scissor lift, serial no. 22103263 	During construction works: As noted in the previous IEAs, Mirvac continued to maintain an online HSE Management System, 'Hammertech', that included an online register for onsite plant. The system was accessible to Mirvac employees and contractors, and contractors updated the register whenever plant and equipment was brought on or taken off site. The plant and equipment register recorded the date of last service and sends out notifications for inspections/ service that fall due (e.g. 90-day inspection). As the majority of plant and equipment used at the site was the responsibility of the relevant contractor, service due date reminders were sent to the relevant contractor.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>(reported within an Equipment Induction record, dated 22/01/2022)</p> <ul style="list-style-type: none"> Preventative Maintenance Report Locomotive Shed, South Eveleigh Street (for mechanical services), prepared by Tri Air Projects, December 2021 Preventative Maintenance Report Locomotive Shed, South Eveleigh Street (for mechanical services), prepared by Tri Air Projects, October 2021 Mirvac work order (No. 795632) for chiller 1 upgrade to software, 29/03/2022 Mirvac work order (No. 793055) for CHWP1 repair, 23/03/2022 	<p>Daily plant and equipment checks continued to be carried out during the construction phase. Examples of daily pre-op check records were sighted by the Auditors on the Hammertech system during the SSD 8517 audit (for Bays 1-4a). An equipment induction record for a scissor lift on 22/01/22, generated from the Hammertech system, was provided to demonstrate that plant maintenance had been carried out and recorded. Working plant such as an Elevating Work Platform (EWP) were observed to be operating at the time of the site visit and they appeared to be operated in a proper and efficient manner, as noted by the entries in the maintenance logbook.</p> <p>During operation/ post-construction:</p> <p>As construction works are mostly completed (with the exception of defects and minor works), Mirvac advised that the Hammertech HSE management system, which is used by Mirvac Constructions Pty Ltd is no longer used and has been replaced by a 'Rapid Global' HSE management system, that manages contractors and audits, as well as document management. The system is accessible to Mirvac employees via a share drive. The maintenance of plant and equipment is allocated to different service contractors as specified in their contract, and the maintenance schedule is prepared based on these contracts. When maintenance/ service is due, a work order is generated by the centralised 'MEX' program (which includes an asset register and maintenance planner) and issued to the relevant contractor. At the time of the interviews with Mirvac personnel, which were carried out via virtual meetings, the Auditors were not able to view the operation of the Rapid Global system or the MEX program.</p> <p>Mirvac advised and documentation provided confirms that preventative maintenance of plant and equipment is carried out and preventative maintenance reports are provided.</p>		
APPLICABILITY OF GUIDELINES					
A8	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to		Noted. Refer to relevant conditions in this table.		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.				
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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022. 	The Planning Secretary has not requested updated or revised versions of the referenced documents to be used.	Not triggered	
MONITORING AND ENVIRONMENTAL AUDITS					
A10	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. <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</i>		Noted. Refer to relevant conditions in this table.		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>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>				
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A11	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.	<ul style="list-style-type: none"> Mirvac email to Ramboll, RE: SSD 8449 Independent Environmental Audit, 07/03/22 	Mirvac advised no incidents were recorded during the Audit Period. Therefore, Mirvac has not needed to notify DPE of an incident.	Not triggered	
A12	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			Not triggered	
NON-COMPLIANCE NOTIFICATION					
A13	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 compliance@planning.nsw.gov.au	<ul style="list-style-type: none"> Mirvac email to Ramboll, RE: SSD 8449 Independent Environmental Audit, 07/03/22 2020 IEA Mirvac email to DPIE, SSD 8449 (Bays 5-15) - 	<p>The 2020 IEA found this condition to be non-compliant due to a late notification. The Auditors made no recommendation as the non-compliance had already been addressed.</p> <p>Mirvac notified DPE of five non-compliances on 27/10/20. Mirvac became aware of the non-compliances on 20/10/20 when the Auditors issued a draft Audit Table. The non-compliances were related to Conditions A13, A20, C5, C6, D18. The Auditors note that two other non-compliances reported in the draft Audit Table</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	within seven days after they identify any non-compliance.	<p>Condition A13 (Non-Compliance Notification), 27/10/20</p> <ul style="list-style-type: none"> Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, October 2020, Version 1.0, 29/10/20 	<p>related to Conditions A16 and C2 had been previously notified on 11/03/20 and 18/06/20. The non-compliance notification was made within the required timeframe.</p> <p>No further non-compliances were notified during the Audit Period.</p>		
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"> Mirvac email to DPIE, SSD 8449 (Bays 5-15) – Condition A13 (Non-Compliance Notification), 27/10/20 Mirvac email to Ramboll, RE: Locomotive Workshop Bays 5-15 - SSD 8449 - 3rd IEA - Draft Audit Table for review, 11/04/22 [following factual review] 	<p>The Auditors observe that the non-compliance notifications met the majority of the requirements except one. Mirvac provided a "Reason for Non-Compliance", which was in fact "the way in which it does not comply" (e.g. <i>"The 3rd and 4th instalments of the Long Service Levy were paid later than their due dates under the instalment plan"</i> and not <i>"the reasons for the non-compliance"</i> (i.e. the reason why were they paid late). If there is an incident or non-compliance, it is expected that the incident / non-compliance would be investigated to determine the root cause(s) and thus determine appropriate corrective actions to prevent a re-occurrence.</p> <p>Mirvac conducted a factual review of the findings in the Draft Audit Table and disagreed that this finding was non-compliant. The Auditors reconsidered the finding and found that as the majority of the requirements were met, an OFI was appropriate for the purpose of improving non-compliance investigations.</p> <p>The Auditors recommend as an OFI that future non-compliance notifications include the reason(s) for the non-</p>	Compliant	

Table A: Compliance with SSD 8449														
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #									
			compliance in addition to the way in which the development does not comply.											
A15	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none">Mirvac email to DPIE, SSD 8449 (Bays 5-15) – Condition A13 (Non-Compliance Notification), 27/10/20	The non-compliances that were notified were not incidents.	Not triggered										
REVISION OF STRATEGIES, PLANS AND PROGRAMS														
A16	Within three months of: (a) the submission of a Compliance Report under condition C5; (b) the submission of an incident report under condition A11; (c) the submission of an Independent Audit under condition C8; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, 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.	<ul style="list-style-type: none">Mirvac Letter to DPE Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 07/09/20Mirvac Letter to DPE Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 05/03/21Post Approval Form_20210305063 051.pdf, SSD-8449-PA-20	<p>The 2020 IEA found this condition to be non-compliant because Mirvac did not review strategies, plans and programs and notify the Department of such, within 3 months of submission of the 2019 IEA and approval of SSD 8449 MOD5 (Skylights) (20/11/19). The Auditors recommended that the '200916 - C3_A16_Locomotive Workshop.xlsx' spreadsheet be amended to record the document revision numbers, the dates when they were reviewed and the dates when DPE were notified that they were reviewed. Mirvac undertook to amend the spreadsheet so that it noted document revision numbers, dates of review and the dates DPE were notified that they were being reviewed. Mirvac also set up automatic monthly calendar reminders to ensure reviews were not missed.</p> <p>Mirvac notified DPE that they were undertaking a review of strategies, plans and programs following submission or approval of the following documents.</p> <table><tr><th>Document</th><th>Submitted / Approval / Issue</th><th>Notified</th></tr><tr><td>SSD 8449 MOD9 & MOD10</td><td>02/09/20</td><td>07/09/20</td></tr><tr><td>Direction re. Compliance</td><td>20/10/20</td><td>Not notified</td></tr></table>	Document	Submitted / Approval / Issue	Notified	SSD 8449 MOD9 & MOD10	02/09/20	07/09/20	Direction re. Compliance	20/10/20	Not notified	Non-compliant	NC1
Document	Submitted / Approval / Issue	Notified												
SSD 8449 MOD9 & MOD10	02/09/20	07/09/20												
Direction re. Compliance	20/10/20	Not notified												

Table A: Compliance with SSD 8449								
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS				COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Mirvac Letter to DPE Locomotive Workshops - SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 08/06/21 Post Approval Form_20210608013 718.pdf, SSD-8449-PA-30 Mirvac Letter to DPE Locomotive Workshops - SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 11/06/21 Post Approval Form_20210611012 450.pdf, SSD-8449-PA-31 Mirvac Letter to DPE Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 06/09/21 	Report 2 and re-issue of Compliance Report 2					
			Independent Audit Report 2 – Revision 2	12/02/21		05/03/21		
			Compliance Report 3	14/02/21				
			SSD 8449 MOD11	12/02/21				
			Direction re. Compliance Report 3	22/02/21				
			Direction re. IEA Report & Response	27/02/21		08/06/21		
			Pre-Operation Compliance Report	19/03/21				
			Direction re. Pre-Operation Compliance Report	09/04/21				
			Pre-Operation Compliance Report – Revision 2	19/04/21				
			SSD 8449 MOD12	07/05/21		11/06/21		
			Compliance Report 4	11/06/21		06/09/21		
			Compliance Report 5	13/12/21		Not notified		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Post Approval Form_20210906063 846.pdf, SSD-8449-PA-36 Ramboll Australia Pty Ltd (Ramboll), 2019 Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, Final 1, 31/10/19 (2019 IEA) 2020 IEA Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, October 2020, Version 1.0, 29/10/20 Mirvac, Master Conditions Tracking.xlsx, provided to Ramboll on 20/03/22 	<p>Notifications of review were made in accordance with Condition A16 within the three-month timeframe, except following the direction regarding Construction Compliance Report (CCR) 2 and following the submission of CCR 5. Although there has been an improvement, this Condition is therefore considered non-compliant.</p> <p>Mirvac's 'Master Conditions Tracking.xlsx\C3 - Access to Information' worksheet (a later version of the former 200916 - C3_A16_Locomotive Workshop.xlsx) has fields for "Latest Revision", "Latest Review (Since Oct 2022)" (should read Oct 2021) and "Latest DPIE Notification". It indicates that the latest review was on 06/12/21 and the latest DPE notification was also on 06/12/21. Therefore, it would appear that a review has not been undertaken recently explaining why the notification of review for CCR 5 was missed. The field for "Latest DPIE Notification" is not being used as intended because it does not show the date of when the last DPE notification was made, which was 06/09/21 for CCR 4. The spreadsheet does not include a field for document submission date or due date for notifying DPE of a review (i.e. 3 months after the document submission/approval date).</p> <p>The Auditors recommend that Mirvac review their process again to ensure that future notifications of review are not missed.</p>		
A17	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and	<ul style="list-style-type: none"> Mirvac email to Ramboll, RE: SSD 8449 Independent Environmental Audit, 07/03/22 	No strategies, plans or programs were revised following a review	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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>				
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.	<ul style="list-style-type: none"> 2019 IEA 	Works had physically commenced in the first audit period.	Not triggered	
A19	<p>This consent does not approve the following components of the development:</p> <p>(a) operation and fit out of all tenancies within Bays 5-7 at ground floor and level 1</p> <p>(b) operation and fit out of all tenancies in Bays 8-13 at ground floor and level 1</p> <p>(c) operation and fit out of all tenancies in Bay 15 at ground floor, level 1 and level 2</p> <p>(d) operation and fit out of the retail annexes adjacent to Bays 8, 9 and 10</p>	<ul style="list-style-type: none"> Mirvac email to Ramboll, Additional Audit Documents, 20/03/22 with attachment: <ul style="list-style-type: none"> City of Sydney, Notice of Determination – Approval, Application No: D/2021/1146, Ian Williams ad Associates Pty Ltd, 07/12/21 Mirvac email to Ramboll, RE: Follow 	Mirvac provided two examples of City of Sydney Approval for the OMG tenancy fitout in Bays 5-8 South and one of the retail annexes adjacent to Bays 8,9 and 10.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(e) hours of operation of all retail tenancies (f) detailed signage design, content and illumination (if proposed) within all approved signage zones. 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 Where required, separate approval(s) shall be obtained from the relevant consent authority.	up request for documentation, 23/03/22 with attachment: <ul style="list-style-type: none"> City of Sydney, Notice of Determination – Approval, Application No: D/2020/860, Robinson Urban Planning Pty Ltd, 27/10/20 			
A20	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.	<ul style="list-style-type: none"> 2019 IEA 2020 IEA Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 02/04/19 Mirvac email to Ramboll, RE: Follow up request for documentation, 23/03/22 Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, October 2020, 	<p>The 2020 IEA found this condition to be non-compliant because the 3rd and 4th instalments of the Long Service Levy were paid later than their due dates under the instalment plan. The Auditors recommended that the final instalment be paid prior to its due date, 01/01/21. Mirvac undertook to set up a calendar reminders to ensure the payment was not missed.</p> <p>A receipt for the 5th and final instalment was not provided but evidence of payment was provided that indicates an invoice dated 07/12/20 for \$35,388 had been paid and the total amount paid in six payments was \$324,940, being the correct total levy payable. The Auditors cannot verify that the payment was made prior to its due date but the Auditors have no evidence to suggest it was overdue when paid.</p> <p>Mirvac's 'Master Conditions Tracking.xlsx\LSL & Compliance Program' worksheet shows that the due date for final payment is green, indicating the payment was made.</p> <p>On the basis of the available information, the Auditors considers this condition to be compliant.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Version 1.0, 29/10/20 <ul style="list-style-type: none"> Mirvac, Master Conditions Tracking.xlsx, provided to Ramboll on 20/03/22 			
REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006					
A21	Contributions will be required based on the Redfern-Waterloo Authority Contributions Plan 2006. 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. Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution amount of \$1,949,640 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).	<ul style="list-style-type: none"> 2019 IEA 	Assessed as compliant in the 2019 IEA. Not applicable for this Audit Period, as the levy was a one-off payment.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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. 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. A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Level 12, MLC Centre, 19 Martin Place Sydney or from the website www.ugdc.nsw.gov.au</p>				
REDFERN-WATERLOO AUTHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006					
A22	To contribute to the provision or refurbishment of affordable housing within the Redfern-Waterloo Operational Area, contributions are required in accordance with the Redfern-Waterloo Authority	<ul style="list-style-type: none"> 2019 IEA 	Assessed as compliant in the 2019 IEA. Not applicable for this Audit Period, as the levy was a one-off payment.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Affordable Housing Contributions Plan 2006.</p> <p>In accordance with Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006, the levy is 1.25% of the additional total gross floor area (GFA) of the proposed development and is calculated at \$86.88 per square metre (being the rate at 1 July 2018). Between the date of determination and the date the levy is required to be paid, the levy is indexed in accordance with the Building Price Index, Sydney as published in Rawlinson's Australian Construction Handbook. This is in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and Clause 9 of the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.</p> <p>Pursuant to the Redfern-Waterloo Affordable Contributions Plan 2006, a contribution in the amount of \$367,416 plus indexation in accordance with the Building Price Index is to be paid via bank cheque or alternate payment method into the Redfern-Waterloo Fund (towards the provision of affordable housing within the Redfern Waterloo area).</p>				

Table A: Compliance with SSD 8449																	
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #												
	Proof of payment of this contribution to the UGDC and calculation of any indexing, shall be provided to the Certifying Authority prior to the issue of the first Construction Certificate. No deferred or periodic payments are permitted. 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. A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available on the website www.ugdc.nsw.gov.au .																
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): <table border="1"><tr><th>Stage</th><th>Description</th></tr><tr><td>Stage 1</td><td>Demolition</td></tr><tr><td>Stage 2</td><td>Foundations, excavation, in-ground works and services</td></tr><tr><td>Stage 3</td><td>Structure</td></tr><tr><td>Stage 4</td><td>Services and base build fit out</td></tr><tr><td>Stage 5</td><td>Facade and roof</td></tr></table>	Stage	Description	Stage 1	Demolition	Stage 2	Foundations, excavation, in-ground works and services	Stage 3	Structure	Stage 4	Services and base build fit out	Stage 5	Facade and roof	<ul style="list-style-type: none">• CC1a• CC2a• CC3a• CC3b• CC41• CC4b• CC5a	The development continues to be carried out in stages as described in the Consent (as modified). Mirvac provided Construction Certificates for Stages 1a, 2a, 3a, 3b, 4a, 4b and 5b (issued during the Audit Period) to confirm the relevant conditions have been met to the satisfaction of the PCA. The Auditors note that Stage 2a was issued during the previous audit period (i.e. 7 September 2020) however, was not included in the audit report issued at that time. Stage 2a is therefore included in this Audit Period.	Compliant	
Stage	Description																
Stage 1	Demolition																
Stage 2	Foundations, excavation, in-ground works and services																
Stage 3	Structure																
Stage 4	Services and base build fit out																
Stage 5	Facade and roof																
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE																	
EXTERNAL WALLS AND CLADDING																	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> 2019 IEA 	This condition was noted as compliant during the 2019 Audit with no construction certificates involving changes to external walls issued during the 2020 Audit. Construction Certificates issued during the Audit Period did not involve changes to external walls.	Not triggered	
B2	Before the issue of the Stage 5 Construction Certificate (for Bays 5-15) 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. 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"> 2019 IEA 2020 IEA 	<p>This condition was reported as non-compliant in the 2019 IEA due to not meeting the 7-day timeframe for submission of CC5 documentation to the DPE. No further action was recommended. This condition was not triggered in the 2020 IEA as no occupation certificates had been issued.</p> <p>During this Audit Period, interim occupation certificates 1 to 3 for Bays 5-15 were issued by the PCA between 22/03/21 to 22/11/21. The Auditors relied on IOC1 to IOC3 as evidence that the PCA was satisfied that the design of the external walls complied with the relevant requirements of the BCA.</p> <p>During the SSD 8517 (Bays 1-4a) audit, the PCA had confirmed to Mirvac that formal notification to DPE and Council, and provision of documentation associated with CCs and OCs were no longer required. These documents are now uploaded to the NSW Planning Portal when the certificates are registered. Council is notified when this occurs and can view these documents at their convenience. DPE can also view these documents at their convenience. Mirvac confirmed that this process is still in place and applies to SSD 8449. The Auditors consider the submission of the documentation to the Planning Portal at the time of registration of the certificates as meeting the timing requirement.</p>	Compliant	
NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE					
B3	Work must not commence until a relevant Construction Certificate has been issued.	<ul style="list-style-type: none"> CC2a, 07/09/20 (previous audit period) CC3a, 12/10/20 CC5b, 06/11/20 CC4a, 18/12/20 CC1a, 18/02/21 CC3b, 23/04/21 	<p>Six CCs for sub-stages of work were issued during the Audit Period.</p> <p>Mirvac's 'Master Conditions Tracking.xlsx\CC Programme' worksheet has been updated to include a field/column for recording the "Commencement of Construction Works". However, no dates were recorded for the sub-stages of construction that</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> CC4b, 19/07/21 Mirvac, Master Conditions Tracking.xlsx, provided to Ramboll on 20/03/22 	<p>commenced during the Audit Period. The dates recorded in the "Date" column for the sub-stages were as follows:</p> <ul style="list-style-type: none"> CC2a, 09/10/20 CC3a, 12/10/20 CC5b, 11/02/21 CC4a, 18/12/21 (typo, should be 18/12/20) CC1a, 18/02/21 CC3b, 23/04/21 CC4b, 19/07/21 <p>All of the dates recorded in the 'Master Conditions Tracking.xlsx\CC Programme' worksheet are either on the same day or after the issue date of the CCs issued during the Audit Period. Whilst it cannot be verified inconclusively, there is no evidence that construction work commenced prior to the issue of the relevant CC. On this basis, the Auditors consider this Condition to be compliant.</p>		
BICYCLE PARKING					
B4	A minimum of 215 employee / staff bicycle parking spaces shall be provided in Bay 15.	<ul style="list-style-type: none"> CC4a, with following attachments: <ul style="list-style-type: none"> Mirvac Letter to Philip Chun Building Code Consulting, Design in accordance with NCC, referenced standards, Section J report and Fire Engineering report, 11/12/20 SA-AR-DWG-BB-B4-8528, MISC METALWORK DETAILS - BIKE 	Based on the site inspection and review of SA-AR-DWG-BB-B4-8528, at least 215 bike parking spaces have been provided in Bay 15.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		STORE LAYOUT, For Construction, 09/09/20 <ul style="list-style-type: none"> Site visit, 14/03/22 			
B5	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.	<ul style="list-style-type: none"> CC4a, with following attachments: <ul style="list-style-type: none"> Mirvac Letter to Philip Chun Building Code Consulting, Design in accordance with NCC, referenced standards, Section J report and Fire Engineering report, 11/12/20 	Mirvac advised Philip Chun in a statement, referred to be Philip Chun as a 'design certificate', "that the documentation for Construction Certificate 04, SSD 8449 Bay 15 North and Bay 5 South ... has been designed in accordance with the following: ... AS2890.3: 2015 Parking facilities, Part 3: Bicycle parking".	Compliant	
COMMUNITY LIAISON GROUP					
B6	The Community Liaison Group established under SSD 7317 is to be used for SSD 8449, to ensure that the community is kept informed and has an opportunity to feedback on the construction of the Locomotive Workshop. A heritage consultant/s and or heritage expert/s must also form part of the Community Liaison Group. All complaints are to be recorded on a complaint register and reported regularly to the Community Liaison Group.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022 Email from Ethos Urban (Ira Brenner) to various CLG stakeholders for final CLG presentation on 18/10/2021 Complaints Register, March 2022. 	<p>Curio Projects continues to be engaged as Mirvac's heritage consultant and are a member of the Community Liaison Group (CLG). A CLG meeting invite reminder was provided to demonstrate regular meetings were held. The reminder email noted that the meeting would be the final CLG presentation. Mirvac advised that as the construction works are almost complete, the need to continue with regular Community Liaison Group (CLG) meetings is considered not necessary. The final CLG meeting is expected to be held in May 2022.</p> <p>The Complaints Register reports three complaints during the Audit Period (e.g. two regarding sinking pavers near the pedestrian crossing (dated 17/1/22 and 28/2/22) and one regarding the sprinkler timing requiring adjustment, dated 22/2/22). All, except the sinking pavers complaint on 28/2/22 were resolved, with the third complaint noted as 'in progress'.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			During the 2021 SSD 8517 audit, Mirvac advised that the Complaints Register had not been regularly updated from 16/02/21 to end October 2021 due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-assigned. A dedicated resource for updating the Register (i.e. Guest Experience Assistant) was provided in early November 2021. This was considered a non-compliance in the SSD 8517 audit. Since that time, the Complaints Register has been populated with three entries, all occurring in 2022. This condition is considered to be satisfied.		
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN					
B7	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: (a) identification of each work area, site compound and access route (both private and public) (b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes (c) identification of all potentially affected sensitive receivers (d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009) (e) assessment of potential noise and vibration from the proposed	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g.LOCO_Retail_SS D8449_PCAMatrix_Rev12_17022021; LOCO_Retail_SSD8449_PCAMatrix_Rev8_07092020; LOCO_Retail_SSD8449_PCAMatrix_Rev9_12102020) 	This condition was reported as compliant in the 2019 IEA. The CNVMP has not been amended since the 2019 audit and thus has not required re-submission to the PCA. The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g.CC1a, CC2a, CC3a) to verify the PCA's noted compliance status against this condition and find that this condition had been satisfied and closed off by the PCA.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>construction methods (including noise from construction traffic) against the objectives identified in (d)</p> <p>(f) where the objectives are predicted to exceed 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>				
AIR QUALITY MANAGEMENT PLAN					
B8	Prior to the issue of the relevant Construction Certificate, an Air Quality Management Plan (AQMP) must be prepared for the project	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates 	This condition was reported as compliant in the 2019 IEA. The AQMP has not been amended since the 2019 audit and thus has not required re-submission to the PCA.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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"> (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; (b) contain a mission statement; (c) contain dust and VOCs/odour management strategies consisting of (i) objectives and targets; (ii) risk assessment; (iii) suppression improvement plan. (d) set out monitoring requirements including assigning responsibility (for all employees and contractors); (e) contain a communication strategy; and (f) include a performance review system for continuous improvements. <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)</p>	<p>(e.g.LOCO_Retail_SS D8449_PCAMatrix_R ev12_17022021; LOCO_Retail_SSD84 49_PCAMatrix_Rev8 _07092020; LOCO_Retail_SSD84 49_PCAMatrix_Rev9 _12102020)</p>	<p>The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g.CC1a, CC2a, CC3a) to verify the PCA's noted compliance status against this condition and find that this condition had been satisfied and closed off by the PCA.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	monitoring program (eg frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.				
CONSTRUCTION WASTE MANAGEMENT PLAN					
B9	<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> <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>	<ul style="list-style-type: none"> Waste Management Plan, 51142/125177 Rev 3, JBS&G Australia Pty Ltd, 21/10/19 (2019 WMP) Site visit, 14/03/22 	<p>No waste management issues were observed during the site inspection that related to SSD 8449.</p> <p>Refer to Condition D8 regarding an observation related to SSD 8517.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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>(iii) a commitment to retain waste transport details for the life of the project to demonstrate compliance</p>				

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	with the Protection of the Environment Operations Act 1997; and (iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate). (e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.				
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN					
B10	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. 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,	<ul style="list-style-type: none"> • 2019 IEA • 2020 IEA 	This Condition was met in the previous audit periods.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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> <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</p>				

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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 area</p> <p>(l) pedestrian/cyclist and traffic management measures.</p>				
PRE-CONSTRUCTION DILAPIDATION REPORT					
B11 (as modified, SSD 8449 MOD 6)	<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</p>	<ul style="list-style-type: none"> 2019 IEA Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 van der Meer (NSW) Pty Ltd (van der Meer), Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh, Revision B, Post-Excavation, 01/02/19 van der Meer, Pre-Construction Dilapidation Report, Council Assets, Revision B, Pre-Construction, 01/02/19 	<p>This Condition was reported as compliant in the 2019 IEA.</p> <p>Mirvac advised that no damage to the public way had occurred during the Audit Period. Mirvac noted that much of the public domain works were ongoing and not yet completed, as observed during the site walkover.</p> <p>The Auditors observed during the site visit that a small PVC service cover in the public way along the railway line boundary near the Bay 8 door, appeared damaged. Comparison of photographs in the pre-construction dilapidation reports (<i>Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh</i>, Photograph 2.P.128; and <i>Pre-Construction Dilapidation Report, Council Assets</i>, Photograph 1.NW.22) and post-construction dilapidation report (<i>Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Council Assets</i>, Photograph 2.NW.37). The Auditors note in relation to the location of the service cover, that van der Meer labelled the workshop bays differently in their reports so that when they refer to Bay 9, it is in fact Bay 8 in the present-day configuration of the bays.</p>	Non-compliant	NC2

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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> <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 commencement of the first use of the commercial bays (Bay 5-15) of the Locomotive Workshop.</p>	<ul style="list-style-type: none"> van der Meer, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Council Assets, Revision B, 27/10/21 	<p>The Auditors have not carried out a comparison of all of the items but only in relation to the service cover observed during the site inspection. The damaged cover could present a potential trip hazard to pedestrians or other hazard if it is a service cover, for example. Whilst the Auditors cannot determine if the damage is a result of construction works, given that it occurred during the period of construction and it presents a potential safety hazard that has not been made safe, the Auditors consider Condition B11 to be non-compliant.</p> <p>The Auditors recommend that Mirvac repair the service cover and make it safe and functional in accordance with the Council's standards.</p>		
MECHANICAL VENTILATION					
B12	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	<ul style="list-style-type: none"> CC4a, with attachments: <ul style="list-style-type: none"> Fredon Air (NSW) Pty Ltd, Design Compliance 	Design compliance certificates for mechanical ventilation services in Bay 15 and Bay 5 South were issued by Fredon Air (NSW) Pty Ltd on 09/12/20, which was prior the issue of CC4a on 18/12/20.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	<p>Certificate, Mechanical Ventilation Services, 09/12/20</p> <ul style="list-style-type: none"> ○ Fredon Air (NSW) Pty Ltd, Design Compliance Certificate, Part F5 Sound Transmission and Insulation, 09/12/20 ○ Fredon Air (NSW) Pty Ltd, Design Compliance Certificate, Part J Mechanical Ventilation of BCA, 09/12/20 ○ Mechanical Services Design Drawings Register – Bay 15 & Bay 05 South, Revision 3, 11/11/20 ○ Philip Chun, LOCO_Retail_SS D8449_PCAMatrix_Rev11_XXXXX.Xlsx, 18/12/20 • CC4b, with attachments: 	<p>Design compliance certificates for mechanical ventilation services in Bay 15 South were issued by Fredon Air (NSW) Pty Ltd on 17/03/21, which was prior the issue of CC4b on 19/07/21.</p> <p>The PCA's matrix spreadsheet attached to CC4a (LOCO_Retail_SSD8449_PCAMatrix_Rev11_XXXXXX.xlsx, not dated but referred to in CC4a as dated 18/12/20) of Development Consent conditions indicated that Condition B12 was satisfied. Similarly, The PCA's matrix spreadsheet attached to CC4b (LOCO_Retail_SSD8449_PCAMatrix_Rev14_19072021.xlsx, 19/07/21) of Development Consent conditions indicated that Condition B12 was satisfied.</p> <p>The design compliance certificates and the PCA's matrix do not specifically indicate that the proposed system is leading industry standard in terms of environmental performance. However, the Auditors take CC4 and the PCA's matrix as evidence that the PCA was satisfied with Fredon Air's design compliance certificates and that the PCA was also satisfied that the system was leading industry standard in terms of environmental performance.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> ○ Fredon Air (NSW) Pty Ltd, Design Compliance Certificate, Mechanical Ventilation Services, 17/03/21 ○ Fredon Air (NSW) Pty Ltd, Design Compliance Certificate, Part F5 Sound Transmission and Insulation, 17/03/21 ○ Fredon Air (NSW) Pty Ltd, Design Compliance Certificate, Part J Mechanical Ventilation of BCA, 17/03/21 ○ Mechanical Services Design Drawings Register – Bay 15 South, Revision 4, 17/03/21 ○ Phillip Chun, LOCO_Retail_SS D8449_PCAMatrix_Rev14_ 			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		19072021.xlsx, 19/07/21			
SYDNEY WATER ASSETS					
B13	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).	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B14	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. Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B15	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.	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA. Also refer to Finding for Condition E7.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
INSTALLATION OF WATER EFFICIENCY MEASURES					
B16	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"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	
B17	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"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	
B18	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"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B19	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"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	
RAINWATER HARVESTING AND RECYCLING					
B20	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 consultation with Council and submitted to and approved by the Secretary.	<ul style="list-style-type: none"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	
STORMWATER AND DRAINAGE					
B21	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	<ul style="list-style-type: none"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA. Also refer to Finding for Condition E7.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	submitted to and approved by the PCA. All approved details for the disposal of stormwater and drainage are to be implemented in the development.				
B22	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.	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B23	Any proposed connection to the relevant authority underground drainage system will require the owner to enter into a Deed of Agreement with the relevant 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. <i>Note: Contact Council's Legal Unit prior to the drafting of the positive covenant.</i>	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B24	An "Application for Approval of Stormwater Drainage Connections" must be submitted to the relevant authority with the appropriate fee at	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the time of lodgement of the proposal for connection of stormwater to the relevant authority's drainage system.				
B25 (as modified, SSD 8449 MOD 1)	<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 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 $\geq 25\%$;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by $\geq 30\%$;</p>	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(iii) reduce the baseline annual pollutant load for total phosphorous by $\geq 10\%$; (iv) reduce the baseline annual pollutant load for total nitrogen by $\geq 10\%$.				
EROSION AND SEDIMENT CONTROL					
B26	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.	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
ACCESS FOR PEOPLE WITH DISABILITIES					
B27	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	<ul style="list-style-type: none"> CC4a, with attachments: <ul style="list-style-type: none"> Morris Goding Access Consulting (MGAC) letter to Mirvac, RE: ATP Locomotive Workshop Bay 15 - Access Design Certification. 07/12/20 Philip Chun, LOCO_Retail_SS D8449_PCAMatri 	<p>Morris Goding Access Consulting (MGAC) certified to Mirvac that the design of the refurbishment to Bay 15 was generally in accordance with normal disability access practice and met the requirements of the BCA and relevant Australia Standards. MGAC reissued an Access Design Certificate for Bay 15 on 15/07/21, which was prior to the issue of CC4b on 19/07/21.</p> <p>The PCA's matrix spreadsheet attached to CC4a (LOCO_Retail_SSD8449_PCAMatrix_Rev11_XXXXXX.xlsx, not dated but referred to in CC4a as dated 18/12/20) of Development Consent conditions indicated that Condition B27 was satisfied. Similarly, The PCA's matrix spreadsheet attached to CC4b (LOCO_Retail_SSD8449_PCAMatrix_Rev14_19072021.xlsx, 19/07/21) of Development Consent conditions indicated that Condition B27 was satisfied. The Auditors consider the PCA's</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on the Construction Certificate drawings.	<p>x_Rev11_XXXXX X.xlsx, 18/12/20</p> <ul style="list-style-type: none"> • CC4b, with attachments: <ul style="list-style-type: none"> ○ MGAC letter to Mirvac, RE: ATP Locomotive Workshop Bay 15 - Access Design Certification (SSD 8449 - CC4B), 15/07/21 ○ Philip Chun, LOCO_Retail_SSD 8449_PCAMatrix_Rev14_19072021.xlsx, 19/07/21 	<p>opinion that Condition B27 was closed and satisfied as evidence of the PCA's approval.</p> <p>The Auditors note that references to access requirements on the architectural and lift design drawings for construction were limited. However, design features for people with disabilities, such as grabrails in amenities, were observed.</p>		
HERITAGE INTERPRETATION					
B28	<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>	<ul style="list-style-type: none"> • Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/2022 	<p>This condition was noted as compliant during the 2019 IEA. The approved Stage 1 HIP and Addendum have not been amended since the 2019 IEA and has not required re-submission to DPE.</p>	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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, the local community and relevant railway associations, and document the findings and recommendations raised in consultation.				

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
REMEDIATION					
B29	<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"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
UTILITY SERVICES					
B30	<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</p>	2019 IEA	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	affected by the construction of the development and demonstrate to the PCA that a satisfactory solution has been agreed to by all parties.				
DETAILED DESIGN INFORMATION					
B31 (as modified, SD 8449 MOD 7)	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 provided in Modification 7).	<ul style="list-style-type: none"> CC3a, 12/10/20 CC5b, 06/11/20 CC4a, 18/12/20 CC1a, 18/02/21 CC3b, 23/04/21 CC4b, 19/07/21 Mirvac Email to City of Sydney, Locomotive Workshop - SSD8449 Condition B31 - Bay 15 southern staircase, 24/06/20, with attachments: <ul style="list-style-type: none"> Bay 15 - Southern tenancy stair detail drawings.pdf 3D VIEW - BAY 15 SOUTH STAIRS V1.png Mirvac Email to Heritage Council (David Nix, Hendry Wan), Locomotive Workshop - SSD8449 Condition B31 - Bay 15 	<p>Mirvac sent the detailed design /drawings for the Bay 15 southern staircase to the Heritage Council and City of Sydney for comment on 24/06/21, which is considered to comprise consultation. The City of Sydney responded on 01/07/21 and had "no concerns".</p> <p>However, Mirvac could not provide evidence that the detailed design/drawings were provided to DPE prior to the issue of CC4b on 19/07/21. The person that would have made the submission, Phillipa Williams, has since left Mirvac. Therefore, this condition is considered non-compliant.</p> <p>The Auditors recommend that Mirvac confirm with DPE that the detailed design/drawings were provided prior to issue of CC4b. Alternatively submit the detailed design/drawings to DPE.</p>	Non-compliant	NC3

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		southern staircase, 24/06/20, with attachments: <ul style="list-style-type: none"> ○ Bay 15 - Southern tenancy stair detail drawings.pdf ○ 3D VIEW - BAY 15 SOUTH STAIRS V1.png • City of Sydney Email to Mirvac, Locomotive Workshop - SSD8449 Condition B31 - Bay 15 southern staircase, 01/07/20 • Mirvac email to Ramboll, RE: Follow up request for documentation, 23/03/22 			
ROOF PLANT LAYOUT					
B32	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.	<ul style="list-style-type: none"> • 2019 IEA • Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022 	This condition was noted as compliant during the 2019 IEA. The roof plant equipment layout has not been amended since the 2019 audit and has not required re-submission to the PCA.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
HERITAGE CONSULTANT					
B33	<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> <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. Evidence of commission on the above terms is to be provided to the PCA prior to the issue of the first Construction Certificate or</p>	<ul style="list-style-type: none"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/22 Letter from Curio Projects (Natalie Vinton), dated 11/05/21 confirming engaged as heritage consultant, involvement in B33 (& B41 SSD8517) and sign-off of IOC1 Commercial Bays 5-13 and IOC4 Travelator, public domain and LWS005; and IOC related to part public domain areas at Bays 1-6 and Bays 14-15, respectively. 	<p>This condition was noted as compliant during the 2019 IEA.</p> <p>The documentation provided for this Audit Period confirms a heritage consultant (Curio Projects) continued to be involved in the project. Curio Projects confirmed their involvement and approval of works related to the CCs and IOCs issued during the Audit Period.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	commencement of works on the site, whichever is earlier.				
HERITAGE - NEW SERVICES					
B34	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.	<ul style="list-style-type: none"> Letter dated 16/07/21 from Curio Projects (Natalie Vinton) to Mirvac Projects confirming consultation on new services at Bay 15. Letter dated 15/12/20 from Curio Projects (Natalie Vinton) to Mirvac Projects (Nathan McCoy) confirming consultation on new services at Bay 15 North (Fitout & Base Building services). CC4a, 18/12/20. CC4b, 19/07/21. 	During the Audit Period, a Statement of Satisfaction confirmed the Heritage Consultant, Curio Projects, were consulted regarding new services at Bay 15 North (CC4a) and Bay 15 South (CC4b) and were involved in monitoring the installation of these works (i.e. electrical, hydraulic, mechanical, fire). The Auditors relied on the issue of the relevant CCs by the PCA as confirmation that the PCA were satisfied with the plans and documentation submitted to the PCA.	Compliant	
B34A (as modified, SSD 8449 MOD 10)	The heritage consultant must be consulted regarding the installation of photovoltaic panels on the roof of the Locomotive Workshop, to avoid any physical impacts on the heritage fabric of the Locomotive Workshop, including heritage trusses, internal roof sheeting and any historic flues or pipes. The installation of the panels is to be supervised by the heritage consultant, at periodic hold points set out by the heritage consultant,	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8449 (MOD10) Condition B34A, dated 02/09/2020. Statement of Satisfaction dated 29/10/20 from Curio Projects (Natalie Vinton) to Mirvac approving PV panels 	<p>Modification of Development Consent was issued on 2 September 2020 and installation of the photovoltaic panels was completed during the Audit Period. The Construction Certificate (CC5b) was issued 6 November 2020.</p> <p>A Statement of Satisfaction from Curio Projects acknowledging and approving the design documentation and information for the PV installation was provided to confirm consultation with the heritage consultant.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	and be installed around all flues, pipes and other items of heritage significance.	at SSD8517 & SSD8449			
GLAZING					
B35 (as modified, SSD 8449 MOD 6)	All new external glazing used for the Locomotive Workshop is to be clear. 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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/2022. 	No frosted glass has been used during the Audit Period.	Not triggered	
TENANCY FIT OUT GUIDELINES					
B36	<p>Prior to the issue of the Stage 4 Construction Certificate, tenant fit-out design guidelines for Bays 5-13 and Bay 15 within the Locomotive Workshop are to be prepared in consultation with the Heritage Council and Council, and to be endorsed by the Planning Secretary.</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</p>	<ul style="list-style-type: none"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022. 	This condition was reported as compliant during the 2019 IEA. No changes have been made to the tenancy fit out design guidelines since the 2019 audit.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(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> <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, 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.</p> <p>The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.</p>				

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	The Applicant must ensure all future development applications for fit-out works are consistent with the approved fitout design guidelines.				
BLACKSMITH PLAN OF MANAGEMENT					
B37	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: a) the continued permitted hours of operation: 24 hours and day 7 days per week 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 Applicant. The register must be provided to the Secretary every 6 months.	<ul style="list-style-type: none"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022. Email from DPIE (Thomas Piovesan) to Mirvac (Nathan McCoy) re B46 Blacksmith PoM Complaints Register Nov 2021, 18/11/2021. Complaint Register, March 2022 	<p>This condition was reported as compliant during the 2019 IEA in relation to approval of the Blacksmith Operation Plan of Management. The Plan has not changed during the Audit Period.</p> <p>Mirvac advised that no complaints were made regarding the Blacksmith operations (located in the Retail Development) during the Audit Period.</p> <p>It was noted during the 2021 SSD 8517 IEA, that the Occupation Certificate (IOC2 under SSD 8517) for the Blacksmith operations was issued 30/09/20, and operations resumed not long after this date. Mirvac advised that at the time of the SSD 8517 IEA (in October 2021), the DPE had not been provided a copy of the Complaints Register every 6 months (i.e. March and September 2021), even though there had been no complaints relating to the Blacksmith operations. This was considered a non-compliance under SSD 8517. Mirvac advised that for this audit, the complaints register was provided to the DPE. A confirmation email from DPE dated 18/11/21 confirms receipt of the complaints register, with no comments by the DPE regarding the register</p>	Compliant	
HERITAGE INTERPRETATION					
B38	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	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/2022. 	This condition was noted as compliant during the 2019 audit. The Stage 2 HIP has not been amended since the 2019 audit and thus has not required re-submission to the DPE.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
B38A (as modified, SSD 8449 MOD 11)	<p>Prior to dismantling the Bay 15 South mezzanine platform the following documentation must be provided to Council and the PCA:</p> <p>(a) a storage and protection methodology for the removed heritage fabric to ensure that the fabric is properly stored and protected from potential damage for future use</p> <p>(b) a recycling methodology for fabric that will not be used and could be sold to a second-hand materials dealer or be recycled.</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/22. Heritage Platform Removal Methodology_Bay 15 prepared by Mirvac Statement of Satisfaction by Curio Projects for Bay 15 South Timber Platform Proposed Dismantle Methodology, dated 19/01/2021. 	<p>A storage and protection methodology (i.e. Heritage Platform Removal Methodology) was prepared by Mirvac. Documentation provided (e.g. Statement of Satisfaction, Council email, CC1a) confirms Council and the PCA were provided with the platform removal and storage methodology.</p> <p>Additional documentation (i.e. letter from Mirvac to the DPE – Attachment A, 11/05/2021) included details on the reuse of the timber platform flooring and joists (e.g. in the lobby, central spine and atrium, and the joists near the Heritage storeroom). Mirvac and Curio Projects noted that it was their intention to reuse as much of the heritage fabric as possible, where the fabric was in sound condition. A separate recycling methodology has not been prepared as Mirvac intended to reuse all the dismantled materials.</p> <p>As the Construction Certificate (CC1a) for the dismantling of Bay 15 South mezzanine platform has already been issued by the PCA, the Auditors accept that this condition has been satisfied.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Email from Mirvac (Philippa Williams) to City of Sydney re MOD 11, Condition B38A, dated 15/02/21. Letter from Mirvac (Philippa Williams) to DPE (Jim Betts) re Condition 38B (MOD11), dated 11/05/21. Documents submitted to Philip Chun Pty Ltd (PCA) re platform removal methodology etc as part of CC1a 			
B38B (as modified, SSD 8449 MOD 11)	<p>Within three months of the date of the approval of Modification 11, the Applicant shall prepare and submit a detailed interpretive design for the use of the Bay 15 South mezzanine platform fabric to the Planning Secretary for approval.</p> <p>The detailed interpretive design shall be prepared in consultation with the City of Sydney Council and Heritage NSW and in accordance with the Stage 2 Heritage Interpretation Plan and the Heritage Impact Statement, prepared by Curio Projects dated 9 November 2020.</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022 & 21/03/2022; Interview with Andre Fleury (Curio Projects), 21/03/22; Mirvac letter (Philippa Williams, Assistant Development Manager) to DPIE (Jim Betts, Secretary) re 	<p>MOD 11 was issued on 12/02/21. Submission of the detailed interpretive design to the DPE was required by 12/05/21. Documentation provided notes the initial design was prepared and presented to Council and Heritage NSW on 9 March 2021. A site walk-over of the area by Heritage NSW was then scheduled for 29 March 2021, and postponed by Heritage NSW to 12 April 2021. Council opted not to attend the site walk and had no further comments on the concept design. Heritage NSW subsequently provided further comments to Mirvac on 29 April 2021. The concept design as of 29 April 2021 was submitted to the DPE to seek approval for the consultations held to date, without the inclusion of Heritage NSW's comments, which were noted by Heritage NSW to be an acceptable approach due to the timing of receipt of their comments. Submission to the DPE by the required date of 12/05/21 (i.e. within 3 months) is considered satisfied.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Note: The interpretative works shall be implemented in accordance with Condition F14.	<p>SSD8449 Condition 38B – submission & consultation details, dated 11/05/21;</p> <ul style="list-style-type: none"> DPIE letter (Anthony Witherdin, Director) to Mirvac (Philippa Williams) re approval of detailed interpretive design (Bay 15 South mezzanine), dated 17/08/21; Emails between Mirvac & Heritage NSW re incorporation of Heritage NSW review comments, 29/09/21 to 29/10/21 Emails between Mirvac (Philippa Williams) and DPE (Candice Pon) re submission & approval of B38B detailed interpretive design (including Council approval), 20/07/21 to 19/08/2021. Locomotive Workshop Modification 11 (SSD 8449), Modification 	<p>The comments from Heritage NSW were to be workshopped with the consultant team and an updated design further discussed with Heritage NSW and Council. Emails between Heritage NSW and Mirvac confirmed Heritage NSW's comments were considered in the final detailed design, and were approved by Heritage NSW.</p> <p>Emails between Mirvac and DPE noted that Council had approved the detailed interpretive design (on 20/07/21) prior to DPE's approval of the design.</p> <p>The DPE approved the detailed interpretive design on 17/8/21 (DPE letter to Mirvac (Philippa Williams), and the design was installed by 16 March 2022, which exceeds the requirement to complete the installation within 3 months of DPE's approval (i.e. by 17 November 2021). However, the Auditors note that a DPE Modification Assessment Report (dated 12 February 2021, for Modification 11) indicates an extension to the 3-month requirement to 9 months was requested by Mirvac, with no objection from Heritage NSW or Council. The installation date thus falls within the 9-month requirement (i.e. by 17 May 2022) and is considered to satisfy the installation timeframe requirement.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Assessment Report, prepared by DPE, 12/02/21</p> <ul style="list-style-type: none"> 			
B38C (as modified, SSD 8449 MOD 12)	<p>Prior to installation of the graphic film, evidence shall be provided to the Certifier outlining that the final specifications of the graphic film design have been prepared in consultation with the Heritage Division of Heritage NSW and approved by the heritage consultant, being Curio Projects, in accordance with the Heritage Impact Statement prepared by Curio Projects and dated 15 March 2021.</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 17/03/2022; Email from Heritage NSW (David Nix) to Mirvac (Philippa Williams) re approval of graphic film, including photos, 11/08/21. Photos of graphic film with Curio review comments, 28/06/21. Photos of graphic film with Curio and Quantum review comments, 21/06/21. 	<p>The final specifications for the graphic film have not yet been finalised (in consultation with Heritage NSW) and film samples not yet installed. However, documentation provided confirms that the graphic film design (to be installed in Bays 5-7 and Bay 8 occupied by Quantum) has to date been prepared in consultation with Heritage NSW, Curio and Quantum.</p>	Not triggered	
MOVEABLE HERITAGE					
B39	<p>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</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) & Curio Projects (Andre Fleury) on 21/03/2022. 	<p>As was noted for the SSD 8517 audit, Mirvac and Curio advised that a heritage consultant from Curio Projects and an independent conservation specialist have been heavily involved in the conservation and management of the moveable heritage items. Curio advised during this audit, that all remaining moveable heritage items that are stored off-site will be installed in the next few weeks (i.e. mid-April 2022, although there is no specific date). Some of the plans (e.g. MCMP, HAMS, CMP) will not be finalised</p>	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Locomotive Workshop is required to be finalised as part of the Stage 2 Heritage Interpretation 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).	•	until the completion of the project works (Bays 1-15) and all moveable heritage items are back on-site.		
B40 (as modified, SSD 8449 MOD 6))	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 Construction 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.	• Modification of Development Consent for SSD 8449 (MOD 6), Condition B11, dated 05/02/2020	Condition B40 has been deleted and details moved to Condition E25. Refer to Condition E25.	Condition deleted	
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.	• Refer to Condition C2	Refer Condition C2. This condition is considered as not triggered as the works and operation of the development have been staged as described in Condition C2.	Refer to Condition C2	
C2	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	• Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 18/03/2022.	As noted in the 2020 IEA, Mirvac continues to notify DPE of commencement of works through the letter sent by the PCA to inform that a construction certificate has been issued for specific works and also by a Notice of Commencement letter sent by Mirvac for each 'major' stage of work (e.g. Stage 1, Stage 2 etc). The Auditors observed that the PCA's letter does not notify DPE of the intended date for commencement of construction and	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	development to be carried out in that stage.	<ul style="list-style-type: none"> Post approval notification from Mirvac to DPE for IOC3 (Bay 15), 18/11/21. Post approval notification from Mirvac to DPE for IOC2 (Bays 5-7 tenancies), 29/11/21. Post approval notification from Mirvac to DPE for IOC1 (Bays 5-13), 26/04/21. Mater Conditions Tracking spreadsheet 	<p>notification must be sent separately and 48 hours in advance of the commencement, which is usually the same day as when the CC is issued. Notification to DPE for sub-stages of work (e.g. 1a, 2a, 3a, 3b, 4a, 4b and 5b) was not made as these were considered approved under the parent-stage of works.</p> <p>There were no major stages of construction work occurring for SSD 8449 during this Audit Period so the requirement to notify the DPE at least 48 hours before the commencement of construction works is not triggered.</p> <p>During the Audit Period, Interim Occupation Certificates were issued by the PCA:</p> <ul style="list-style-type: none"> IOC1 – Commercial Bays 5-13 (excluding Bays 5-7 tenancies), issued on 22 March 2021. The post approval notification indicates Mirvac notified DPE on 26/4/21 that operations would commence on 1/5/21 which satisfies the 48-hour notice period. IOC2 – Bays 5-7 tenancies, issued on 5 May 2021. The post approval notification indicates Mirvac notified DPE on 29/11/21 that operations would commence on 8/12/21 which satisfies the 48-hour notice period. Bays 5-7 North are to be occupied by Work Club (not yet occupied as tenancy only recently agreed), and Bays 5-7 South by OMG (not yet occupied with fit-out works in progress). IOC3 – Bay 15, issued on 22 November 2021. Sections of Bay 15 are currently used (e.g. bicycle storage, end of trip facilities) with other sections either being fitted out or awaiting fit out. The post approval notification indicates Mirvac notified DPE on 18/11/21 that operations would commence on 22/11/21 which satisfies the 48-hour notice period. <p>One further OC is to be obtained for the additional flooring and heritage storeroom in Bay 15.</p> <p>As was noted in the 2020 IEA, Mirvac had added a column in the 'OC Programme_UPDATED.xlsx' spreadsheet, recording the required date for DPE notification of commencement of works for each stage, to help trigger the need for the 48-hour notice. The Auditors had recommended during the SSD 8517 (for Bays 1-4a) that the IOC Program tracking spreadsheet (now relabelled as</p>		

Table A: Compliance with SSD 8449					
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			<p>'Master Conditions Tracking .xlsx' spreadsheet) could be further improved in the same way as the CC Program tracking spreadsheet to include the actual dates of commencement of operation / occupation and the date that DPE were notified in order to demonstrate compliance. Mirvac had implemented this recommendation by adding two columns labelled 'DPIE Notification' and 'Commencement of Operation' (in the OC Program tab). However, many of the cells for the commercial occupation certificates are not populated with a date (but rather are blank) for the corresponding occupation stage (with the exception of IOC1).</p> <p>Whilst the information in the Master Conditions Tracking spreadsheet is not complete, as dates of notification and commencement of operations are not populated, Mirvac has provided alternate documentation to demonstrate compliance with the 48-hour notice requirement (e.g. Post Approval Notifications) and the Auditors consider this condition to be compliant.</p>		
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> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p>	<ul style="list-style-type: none"> Mirvac's South Eveleigh webpage for 'Construction & Development Updates': https://southeveleigh.com.au/about/locomotive-workshop/development-updates Mirvac's South Eveleigh webpage for 'South Eveleigh Construction Updates': https://southeveleigh.com.au/about/construction-and- 	<p>The 'Construction & Development Updates' and additional 'Development Updates' websites continue to provide project documentation and information and are considered to generally comply with the requirements of the condition, with the exception that a Complaints Register is not available. The Auditors make the following observations and recommendations, some of which were noted in the 2020 IEA:</p> <ul style="list-style-type: none"> Approved consent modifications during the Audit Period (MOD11 and MOD12) were included on the website. Where consent modifications refer to revised drawings, those revised drawing should be provided on the website (e.g. Proposed Plan – ground floor is Revision FF, not Revision JJ per MOD 12, proposed plan – first floor is Revision CC, not Revision GG per MOD 12). 	Non-compliant	NC4

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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>	<p>development-updates</p> <ul style="list-style-type: none"> Complaints register, March 2022 C3 Access to Information tracking register ("Master Conditions Tracking" spreadsheet) 2020 IEA 	<ul style="list-style-type: none"> Some links to documents that were noted to not open during the 2020 IEA now work (e.g. Loading Dock Management Plan). South Eveleigh heritage, construction and development updates are provided; however, these are not regularly reported. The last updates were in January-February 2021. Whilst the development works are nearing completion, Mirvac to consider providing updates on a more frequent basis as previously these were provided at least on a monthly basis as noted during the 2019 IEA (e.g. every 2-3 months, if considered relevant). A complaints register is available (located under the 'Locomotive Workshop Contact Register' section). However, the link to the register did not work and regular updates were not available on the website (e.g. the versions available were September 2019, April 2020, May 2020, August 2020, March 2022). Mirvac should ensure the link is working and regular updated versions are available. As previously noted in the 2020 IEA, regular reporting of environmental performance and summary of monitoring results of the development is not specifically required or noted in plans or programs and thus Mirvac has not provided this information. Construction Compliance Report 5 was not publicly available on 19/03/22 or 23/03/22. However, the Auditors observed it was publicly available on 05/04/22. Both the 2020 IEA (Final 1, 26/10/20) and Mirvac's response (Version 1.0, 29/10/20) were publicly available on the project website on 19/03/22. However, the revised 2020 IEA (Final 2, 08/02/21) and revised response (Version 2.0, 12/02/20) were not available on the project website on 19/03/22, 23/03/22 or 05/04/22. As was noted in the 2020 IEA, Mirvac uses a 'tracking register' to ensure updates to documents that are required to be 		

Table A: Compliance with SSD 8449					
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			<p>uploaded to the website are done so within the required timeframes of the relevant condition. Mirvac advised at the time that the information in the "Timing" column tracks the submission date. However, the information in this column and within the register does not clearly indicate the various deadlines for uploading documents and notifying DPE in advance, and some of the entries in the Timing column are either blank or show the Construction Certificate number (e.g. CC1, CC4, etc.), or include the words 'Staged', or 'Monthly'. Since the SSD 8517 audit in October 2021, the Auditors note that the register has been updated to include the SSD 8517 audit improvement recommendation to include the document version number, the date the document was uploaded to the website and the latest DPE notification date. However, The Auditors noted that whilst the version number in the tracking spreadsheet recorded the latest version, the actual document version on the website, for some documents, were an older version (e.g. GFA Plans Bays 5-15 is Revision T on the tracking spreadsheet (which should be corrected to BB), but is Revision W on the website, Proposed plan – second floor is Revision W on the tracking spreadsheet but is Revision U on the website). The latest version of drawings should be provided on the website.</p> <p>The Auditors recommend that Mirvac ensure the link to the Complaints Register is working and more regular updates are available. The revised 2020 IEA report (Final 2, 08/02/21) and corresponding Response (Version 2.0, 12/02/20) should be made publicly available on the project website.</p>		
COMPLIANCE REPORTING					
C4	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.				
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"> Ramboll email to Mirvac, Draft Audit Table SSD 8449 IEA, 20/10/20, with attachment: <ul style="list-style-type: none"> Ramboll _318001037_Locomotive_Bays_5-15_SSD8449_Table A_Draft1_20Oct20.pdf Ramboll, SSD 8449 Locomotive Workshop – Bays 5-15, 2020 Independent Environmental Audit, Final 1, 26/10/20 Ramboll, SSD 8449 Locomotive Workshop – Bays 5-15, 2020 Independent Environmental Audit, Final 2, 08/02/21 (2020 IEA) DPE email to Mirvac, RE: ATP Locomotive Workshop (Bays 1 - 	<p>The 2020 IEA found this condition was non-compliant and recommended that Mirvac ensure that CCR3 met all of the requirements of CRPAR 2018, including but not limited to:</p> <ul style="list-style-type: none"> the reporting period date range covered by the Compliance Report; and current GIS figures and shapefiles that illustrate development footprints and context. <p>DPE emailed Mirvac their review findings for CCR2 in which they found Condition C5 non-compliant. DPE directed Mirvac in writing (20/10/20) to:</p> <ul style="list-style-type: none"> "internally monitor and report on compliance over relevant reporting periods without 3rd party assistance, and to act on all of my comments contained in this email when preparing future Compliance Reports. The Department expects that CCR 3 shall be submitted to the Department in December 2020"; and revise CCR 2 so as to; <ul style="list-style-type: none"> comply with Section 2.2.1, 3.2.2 & 3.2.3 of PAR 18, include all non-compliances during the reporting period for CCR 2 in the Compliance Table, and state that the administrative non-compliance noted in Condition B3 occurred in a previous reporting period, and was covered-off in CCR 1.' The Department directs Mirvac to submit revised CCR 2 via the Major Projects Portal by COB Tuesday 2 November 2020. <p>Mirvac's Response indicated that they consulted with DPE in October 2021 and revised CCR2 according to DPE's requirements in November 2020. DPE also required Mirvac to revise and re-issue CCR3 and the POCR. Mirvac revised the reports accordingly and resubmitted them in the required timeframes. The Auditors</p>	Non-compliant	NC5

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>4a) - Construction Compliance Report 2, 20/10/20</p> <ul style="list-style-type: none"> DPE email to Mirvac, RE: ATP Locomotive Workshop (Bays 5 - 15) - Construction Compliance Report 2 - Service Level Agreement, 20/10/20 Mirvac, Construction Compliance Report 2, Locomotive Workshop SSD 8449 Rev 2, November 2020, Revision 2, 16/11/20 (CCR2) Mirvac Email to DPIE, SSD 8517 & SSD 8449 Locomotive Workshop, Condition C6 Compliance Reporting, 05/02/21 DPE email to Mirvac, ATP Locomotive Workshop (Bays 5 - 15) - CCR 3 SSD-8449-PA-17 - Request for Additional Information, 22/02/21 	<p>note that we have not been provided with every version of these reports.</p> <p>The CCRs issued during the Audit Period were prepared and submitted to DPE at intervals no greater than 26 weeks from the date of commencement of construction, which is compliant. The POCR was submitted to DPIE prior to commencement of operation (01/05/21), which is compliant.</p> <p>The Auditors acknowledge that DPE found deficiencies with the various CCRs and POCR. The Auditors reviewed the latest revisions of the CCRs and POCR and found that they generally met the requirements of CRPAR 2018 (or CRPAR 2020), as well DPE's written directions to improve the reports, with the following exceptions:</p> <ul style="list-style-type: none"> The compliance reporting period stated in the Pre-Operation Compliance Report and Construction Compliance Report 4 were the issue dates of the reports, not the period covered by the compliance report. However, this was rectified in Construction Compliance Report 5. None of the reports contained figures or shapefiles to illustrate the developments footprints and context. <p>The Auditors observe that Mirvac reported four non-compliances in CCR3 that were found in the 2020 IEA. No non-compliances were reported in subsequent CCRs or the POCR. It is to be expected that an independent auditor may find non-compliances that were not detected by an Applicant. However, Mirvac should have detected and reported at least one of the non-compliances during the Audit Period, such as not making the revised 2020 IEA and revised Response publicly available. Hence, Mirvac has not been entirely effectively in monitoring "the current compliance status of the project with the objective of providing an accurate and representative snap shot of performance over a specified period of time".</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> • Mirvac, Construction Compliance Report 3, Locomotive Workshop SSD 8449, December 2020, Revision 3, 11/03/21 (CCR3) • Mirvac Email to DPIE, Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 05/03/21 • DPE email to Mirvac, RE: Locomotive Workshop (SSD 8517 & SSD 8449) - Independent Audit Updates, 08/03/21 • DPE email to Mirvac, ATP Locomotive Workshop _Bays 5-15) PO CR - SSD-8449-PA-23, 09/04/21 • Mirvac, Pre-Operation Compliance Report, Locomotive Workshop SSD 8449, 	<p>The Auditors recommend that Mirvac:</p> <ul style="list-style-type: none"> • improve their monitoring of compliance with the Conditions of SSD-8449; and • ensure that future Compliance Reports meet all of the requirements of CRPAR 2018 including provision of current GIS figures and shapefiles that illustrate development footprints and context. 		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>April 2021, Revision 2, 19/04/21 (POCR)</p> <ul style="list-style-type: none"> • Post Approval Form_20210426052816.pdf, SSD-8449-PA-28, 26/04/21 • Mirvac, Construction Compliance Report 4, Locomotive Workshop SSD 8449, June 2021, Revision 1, 11/06/21 (CCR2) • Mirvac, Construction Compliance Report 5, Locomotive Workshop SSD 8449, December 2021, Revision 1, 13/12/21 (CCR5) • Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, October 2020, Version 1.0, 29/10/20 • DPE, Compliance Reporting Post Approval Requirements, 2018 (CRPAR 2018) 			

Table A: Compliance with SSD 8449																									
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS			COMPLIANCE STATUS	NC #																		
		<ul style="list-style-type: none">DPIE, Compliance Reporting Post Approval Requirements, 2020 (CRPAR 2020)																							
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">2020 IEAMirvac Email to DPIE, SSD 8517 & SSD 8449 Locomotive Workshop, Condition C6 Compliance Reporting, 05/02/21Mirvac Email to DPIE, Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs, 05/03/21Pre-Operation - Post Approval Form_20210319054 759 (002).pdf, SSD-8449-PA-23, 19/03/21Compliance Report 4 - Post Approval Form_20210611053 356.pdf, SSD-8449-PA-33, 11/06/21	<p>The 2020 IEA found this condition was non-compliant because CCR1 was not made publicly available within the required timeframe. The Auditors recommended that Mirvac implement a system of recording when documents were made publicly available and consider how to ensure that Compliance Reports are made publicly available within the required timeframe (i.e. within 60 days of submission to DPE and at least 7 days after notifying DPE that they were to be made publicly available).</p> <table><tr><th>Document</th><th>Submitted or Approved</th><th>Notified to make publicly available</th></tr><tr><td>Direction re. CCR 2 (20/10/20) and re-issue of CCR 2</td><td>Issued 16/11/20</td><td>Not notified</td></tr><tr><td>CCR 3, Rev. 1</td><td>Issued 14/12/20</td><td>Notified 05/02/21 to be available 12/02/21</td></tr><tr><td>CCR 3, Rev. 2</td><td>Issued 05/03/21</td><td>Not notified</td></tr><tr><td>CCR 3, Rev. 3</td><td>Issued 11/03/21</td><td>Not notified</td></tr><tr><td>POCR</td><td>19/03/21</td><td>Notified 19/03/21 to be available in 7 days</td></tr></table>			Document	Submitted or Approved	Notified to make publicly available	Direction re. CCR 2 (20/10/20) and re-issue of CCR 2	Issued 16/11/20	Not notified	CCR 3, Rev. 1	Issued 14/12/20	Notified 05/02/21 to be available 12/02/21	CCR 3, Rev. 2	Issued 05/03/21	Not notified	CCR 3, Rev. 3	Issued 11/03/21	Not notified	POCR	19/03/21	Notified 19/03/21 to be available in 7 days	Non-compliant	NC6
Document	Submitted or Approved	Notified to make publicly available																							
Direction re. CCR 2 (20/10/20) and re-issue of CCR 2	Issued 16/11/20	Not notified																							
CCR 3, Rev. 1	Issued 14/12/20	Notified 05/02/21 to be available 12/02/21																							
CCR 3, Rev. 2	Issued 05/03/21	Not notified																							
CCR 3, Rev. 3	Issued 11/03/21	Not notified																							
POCR	19/03/21	Notified 19/03/21 to be available in 7 days																							

Table A: Compliance with SSD 8449																		
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS				COMPLIANCE STATUS	NC #										
		<ul style="list-style-type: none">Post Approval Form_20211213061 857.pdf , SSD-8449-PA-41, 13/12/21https://southeveleigh.mirvac.com/about/construction-and-development-updates	<table><tr><td>POCR – Revision 2</td><td>19/04/21</td><td>Not notified</td></tr><tr><td>CCR 4</td><td>11/06/21</td><td>Notified 11/06/21 to be available in 7 days</td></tr><tr><td>CCR 5</td><td>13/12/21</td><td>Notified 13/12/21 to be available in 7 days</td></tr></table>	POCR – Revision 2	19/04/21	Not notified	CCR 4	11/06/21	Notified 11/06/21 to be available in 7 days	CCR 5	13/12/21	Notified 13/12/21 to be available in 7 days	<p>It appears that Mirvac did not notify DPE 7 days ahead of making revised reports publicly available, which is considered non-compliant (unless Mirvac received advice otherwise from DPE).</p> <p>All of the compliance reports were available on the project website except CCR 5, which is therefore considered non-compliant.</p> <p>Mirvac notified DPE that the compliance reports would be made publicly available within 7 days when they submitted the reports. However, in the case of CCR 5 this cannot have been done as it was not available on the webpage on 19/03/22.</p> <p>The Auditors observe that the 'Master Conditions Tracking.xlsx\C3 - Access to Information' worksheet indicates that CCR 5 is available, last reviewed on 06/12/21. Although that report was only issued on 13/12/21, which was after the last recorded review date. Hence, it would appear that the Master Conditions Tracking spreadsheet is not being used as effectively as it should be.</p> <p>The Auditors recommend that Mirvac:</p> <ul style="list-style-type: none">notify DPE when revised documents are to be made publicly availablemake CCR5 publicly available as soon as practicable; and					
POCR – Revision 2	19/04/21	Not notified																
CCR 4	11/06/21	Notified 11/06/21 to be available in 7 days																
CCR 5	13/12/21	Notified 13/12/21 to be available in 7 days																

Table A: Compliance with SSD 8449					
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			<ul style="list-style-type: none"> periodically check that the latest versions of Compliance Reports are in fact available, in order to ensure that the project website is kept up to date. 		
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.	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
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).	<ul style="list-style-type: none"> Mirvac, Independent Audit Program, Locomotive Workshop SSD 8449, March 19, Version 1, 08/03/19 (IEA Program) Mirvac Email to DPIE, Re: Locomotive Workshop (SSD 8449) Conditions C8 & C9 - Independent Audit Report, 01/11/19 Ramboll, SSD 8449 Locomotive Workshop – Bays 5-15, 2020 Independent Environmental Audit, Final 1, 26/10/20 	<p>The 2020 IEA was submitted to DPE (29/10/20) within 52 weeks of the completion of the 2020 IEA (01/11/19), in accordance with the IEA Program.</p> <p>This 2022 Audit is on schedule to be completed within 52 weeks of the commencement of operation of Bays 5-15 (01/05/21), due date being 30/04/22, in accordance with the IEA Program.</p> <p>The 2020 IEA and this Audit have been and are being carried out generally in accordance with Condition C8. However, in a letter dated 27/01/21, DPE required more information be provided in the 2020 IEA report regarding complaints, the adequacy of the response to complaints and the management of complaints. DPE also had further requirements in relation to the Response (refer to Condition C9 findings).</p> <p>Hence, the 2020 IEA report was revised and re-issued to Mirvac on 08/02/21 and submitted to DPE along with a revised Response on 12/02/21, within the required timeframe by 12/02/21.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Post Approval Form_20201029021 808.pdf, SSD-8449-PA-14, 29/10/20 DPIE Letter to Mirvac, ATP Locomotive Workshop (Bays 5 - 15) - Independent Environmental Audit 2 (SSD-8449), Independent Environmental Audit, 27/01/21 2020 IEA, Final 2, 08/02/21 Mirvac email to DPE, Locomotive Workshop (SSD 8517 & SSD 8449) - Independent Audit Updates, 12/02/21 			
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	<ul style="list-style-type: none"> Post Approval Form_20201029021 808.pdf, SSD-8449-PA-14, 29/10/20 Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, October 2020, 	<p>Mirvac prepared a response to the 2020 IEA (Final 1, 26/10/20) and submitted it to DPE on 29/10/20. Mirvac also notified DPE on 29/10/20 that the 2020 IEA (Final 1) and Mirvac's Response would be made publicly available after 05/11/20.</p> <p>In a letter dated 27/01/21, DPE required more information to be provided in the 2020 IEA report (refer to Condition C8 findings) and for the Response to include timing for completion of actions for non-compliances and opportunities for improvement.</p> <p>The revised 2020 IEA (Final 2, 08/02/21) and the revised Response (Version 2.0, 12/02/20) were submitted to DPE on 12/02/21 within the required timeframe (by 12/02/21).</p>	Non-compliant	Refer to NC4

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	submission to the Department and notify the Department in writing at least 7 days before this is done.	<p>Version 1.0, 29/10/20</p> <ul style="list-style-type: none"> DPIE Letter to Mirvac, ATP Locomotive Workshop (Bays 5 - 15) - Independent Environmental Audit 2 (SSD-8449), Independent Environmental Audit, 27/01/21 2020 IEA, Final 2, 08/02/21 Mirvac, Mirvac Response to Second Independent Environmental Audit, SSD 8449 Locomotive Workshop – Bays 5-15, February 2021, Version 2.0, 12/02/21 Mirvac email to DPE, Locomotive Workshop (SSD 8517 & SSD 8449) - Independent Audit Updates, 12/02/21 Mirvac, Master Conditions Tracking.xlsx, provided to Ramboll on 20/03/22 	<p>The revised Response met IAPAR 2018 requirements with the inclusion of timeframes.</p> <p>Both the 2020 IEA (Final 1, 26/10/20) and Mirvac's response (Version 1.0, 29/10/20) were publicly available on the project website on 19/03/22. However, the revised 2020 IEA (Final 2, 08/02/21) and revised Response (Version 2.0, 12/02/20) were not available on the project website, which is considered non-compliant.</p> <p>The Auditors observe that in the 'Master Conditions Tracking.xlsx\C3 - Access to Information' worksheet, the version/revision number for the IEA reports have not been recorded. Hence the worksheet does not indicate that the 2020 IEA report was revised and therefore, it cannot be used to reliably verify that the revised report was uploaded as required. The worksheet also does not include the Responses as a separate item required to be made publicly available.</p> <p>To avoid duplication, please refer to the recommendation for Condition C3 and non-compliance NC4 to address the non-compliance.</p> <p>The Auditors recommend as an Opportunity for Improvement (OFI) that documents that are required by DPE to be revised be added as a separate line item in the Master Conditions Tracking.xlsx spreadsheet and that revision/version numbers be recorded.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> https://southeveleigh.mirvac.com/about/construction-and-development-updates 			
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"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 18/03/22 	<p>This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy (CCS) since the 2019 audit.</p> <p>The construction works at Bays 5-15 are mostly complete although there are still some defects and minor works to be carried out (e.g. installation of door at western end) and installation of moveable heritage items that are stored off-site are still to be installed. There is no specific date as yet, as to when these works will be completed, although it is likely in the next 1-2 months. However, Mirvac advised that following the issue of each of the Interim Occupation Certificates for Bays 5 – 15, the relevant part of the building was handed over from the Mirvac Constructions Pty Ltd to Mirvac Asset Management Pty Ltd (MAM). Mirvac Projects “<i>granted Base Building Practical Completion for Bay 15</i>” on 23/11/21. The Handover Certificate states that “<i>The works are complete except for minor defects and incomplete works which do not prevent the areas from being open to public</i>”.</p> <p>Mirvac advised that as the construction works are almost complete, the need to continue with regular Community Liaison Group (CLG) meetings is considered not necessary. The final CLG meeting is expected to be held in May 2022, although further meetings will be held, if required. The implementation of, and any required updates to, the Strategy and consultations for a further 12 months post-completion of construction works will be carried out by the Mirvac Facilities team in consultation with the CLG, the heritage consultant and other relevant experts.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C11	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<ul style="list-style-type: none"> As for Condition C10 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the 2019 audit.	Not triggered	
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"> As for Condition C10 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the 2019 audit.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> As for Condition C10 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the 2019 audit.	Not triggered	
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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 18/03/22 & 21/02/22 	<p>Mirvac advised that the CCS continued to be implemented throughout the duration of the project.</p> <p>As noted in Condition C10, the construction works at Bays 5-15 are mostly complete although there are still some defects and minor works to be carried out (e.g. installation of door at western end) and installation of moveable heritage items that are stored off-site are still to be installed. There is no specific date as yet as to when these works will be completed, although it is likely in the next 1-2 months. However, Mirvac has essentially handed over all of Bays 5-15 to MAM and they are no longer considered to be a construction site.</p> <p>Mirvac advised that the Strategy would continue to be implemented by the Facilities team post-construction works.</p>	Compliant	
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"> Interview with Mirvac (Chris Callaghan, Project Manager) on 13/10/21 and subsequent emails 19/10/21 (during SSD8517 audit) Chris Callaghan left Mirvac at end-October 2021. Interview with Mirvac (Nathan McCoy, Assistant 	<p><u>During construction works:</u></p> <p>Mirvac advised that while construction works were occurring, employees and contractors continued to be made aware of the Consent Conditions and their obligations during Induction. Additional site-specific induction training was then provided by the HSE Officer/ team or other trainers, as relevant, depending on specific roles.</p> <p>The Site Specific Induction_Rev12 (provided during the SSD 8517 audit in October 2021) notes that the development is a state heritage item and heritage related conditions of consent apply, specific procedures regarding hazardous materials are to be followed, hours of work, and no noisy works are to be conducted during certain hours.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Development Manager) and Harley Imber (Facility Manager) on 17/03/22.</p> <ul style="list-style-type: none"> Locomotive Workshops_Site Specific Induction_Rev12.pdf , dated 07/04/21 	<p>A reminder to not dispose of hazardous substances or chemicals in waste bins was included in the Daily Site Activities Briefing. Contractors were also notified of their obligations to comply with Consent Conditions during the tender process where a copy of the Development Consent was provided as part of the tender documentation, and specific conditions may be included in the scope of works.</p> <p><u>During operation/ post-construction:</u></p> <p>Mirvac advised that since October/ November 2021 there have been no new Mirvac employees or contractors engaged by Mirvac to work at the development, and as such training or instruction on the Consent Conditions has not been required.</p>		
UTILITY SERVICES					
C16	<p>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.</p>	<ul style="list-style-type: none"> 2019 IEA 	<p>This Condition was completed and considered compliant in the 2019 IEA.</p>	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
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</p> <p>(b) vibration management and monitoring</p> <p>(c) dilapidation survey</p> <p>(d) support and retention of excavated faces</p> <p>(e) hydrogeological considerations.</p>	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	The recommendations of the report are to be implemented during the course of the works.				
ARCHAEOLOGY					
C19	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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	No unexpected archaeological relics or Aboriginal objects were uncovered during the Audit Period.	Not triggered	
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	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 Archival Recording – Bays 5-15, Locomotive 	<p>Mirvac advised that during the Audit Period no subterranean structures were identified.</p> <p>As noted in the 2020 IEA, Mirvac was awaiting a consent modification approval for an aboveground heritage platform discovered in Bay 15. During this period, work in the area had ceased. The modification (MOD11) was issued during this Audit Period, on 12/02/21.</p> <p>To date, two interim archival record reports for Bays 5- 15 and a final report have been prepared by Curio Projects comprising:</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	<p>Workshops, by Curio Projects, 03/12/20.</p> <ul style="list-style-type: none"> Archival Recording Report Condition of Consent C.21, Locomotive Workshops (Bays 5-15), by Curio Projects, 01/11/21. Email dated 02/11/21 from Mirvac (Nathan McCoy) to City of Sydney (Priyanka Misra & Andrew Rees) re Condition 21 Archaeology (final archival report Bays 5-15). Email dated 02/11/21 from Mirvac (Nathan McCoy) to Heritage NSW (David Nix) re Condition 21 Archaeology (final archival report Bays 5-15). 	<ul style="list-style-type: none"> An interim archival report (Issue 5, dated 03/12/20) was submitted to the DPE on 10/01/21. On the 11/01/21 the interim archival record was also submitted to Heritage NSW and City of Sydney Council. As works were still ongoing, an interim report was submitted to allow for the issue of the first Occupation Certificate. The archival record excluded Bay 15 South, which was to be issued as a separate final report upon completion of the works at Bay 15 South. An updated interim archival report (Issue 6, dated 1 November 2021) was submitted to Heritage NSW and City of Sydney Council on 02/11/21. The updated report included information on Bay 15 South. The Curio report noted that this interim report covered construction works from October 2019 to September 2021, including Bay 15 South, and does not include a complete archival photo record, nor discussion of archaeological features exposed in Bays 1-4a, nor features exposed subsequent to September 2021. A final archival report will be prepared when all construction works have been completed including additional tenant services and fit-out. Evidence of submission of this report to the DPE was not provided, however, the Auditors have no reason to doubt that the report was submitted based on discussions and past evidence of submission of documentation to the DPE for this condition. <p>The first Occupation Certificate (IOC1) for Bays 5-15 was issued on 22 March 2021, and Mirvac has satisfied this condition by submitting an interim archival record before the issue of IOC1. As noted in the interim archival report (1 November 2021), the final archival record will be prepared when all construction works are completed including tenant services and fit-out.</p>		
DISCOVERY OF ABORIGINAL HERITAGE					

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	Refer Condition C19. No new Aboriginal objects were found during the Audit Period.	Not triggered	
HERITAGE – ARCHIVAL RECORD					
C23	A photographic archival recording of all areas of Bays 5 – 15 within the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works to Bays 5 – 15, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic	<ul style="list-style-type: none"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 Letter dated 07/2/22 from Mirvac (Nathan 	<p>This condition was noted as compliant during the 2019 audit.</p> <p>Whilst Bays 5-15 are no longer considered to be a construction site, having been handed over to MAM, minor construction works are not yet completed and heritage items that are stored off-site or within the Bay 15 store room are yet to be installed in their final position. Hence, a final photographic archival record has not yet been prepared.</p> <p>Mirvac advised that a final photographic archival record will be prepared when the final occupation certificate for the Workshop is</p>	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	recording of Heritage Items using Film or Digital Capture'.	McCoy, Assistant Development Manager) & Curio Projects (Natalie Vinton) to Philip Chun re condition B41 (SSD 8517) & C23 (SSD 8449 & 8517)	issued, as agreed with Curio Projects (and documentation provided to the Auditors).		
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"> 2019 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	This condition was noted as compliant during the 2019 IEA. Mirvac and Curio Projects advised that no significant fabric required removal during the Audit Period.	Not triggered	
PRESERVATION OF SURVEY MARKS;					
C25	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. A fee must be paid to the Council for the replacement of any permanent	<ul style="list-style-type: none"> 2019 IEA 	This Condition was completed and considered compliant in the 2019 IEA. A survey of Cadastral Reference Marks conducted by Veris Australia Pty Ltd in 2019 found that there were no Permanent Marks located on site.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).				
PROTECTION OF SURVEY INFRASTRUCTURE					
C26	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.	<ul style="list-style-type: none"> 2019 IEA 	<p>This Condition was completed and considered compliant in the 2019 IEA.</p> <p>A survey of Cadastral Reference Marks conducted by Veris Australia Pty Ltd in 2019 found that there were no Permanent Marks located on site.</p>	Not triggered	
PART D DURING CONSTRUCTION					
DEMOLITION					
D1	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	<ul style="list-style-type: none"> CC1a, with attachments: <ul style="list-style-type: none"> Curio Projects Letter to Mirvac, Re: Locomotive Workshops – 	The Auditors observe that CC1a is titled 'Construction Certificate No. 17-209159_CC1a_SSD8449_Bay15South_Demolition', which infers that the work was demolition work. The work is described as "Adaptive reuse of the eastern portion of the Locomotive Workshop for commercial and retail uses – This Construction Certificate relates to SSD8449 Bay 15 South Timber and Steel Mezzanine Platform Demolition".	Non-compliant	NC7

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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>Bay 15 South Timber Platform Proposed Dismantle Methodology – Updated Version, 19/01/21</p> <ul style="list-style-type: none"> ○ 03 Heritage Platform Removal Methodology_Bay15.pdf, Bay 15 – Timber Platform Proposed Dismantle Methodology ○ LOCO_Retail_SSD8449_PCAMatrix_Re v12_170220 21.xlsx • Mirvac email to Ramboll, RE: Locomotive Workshop Bays 5-15 - SSD 8449 - 3rd IEA - Draft Audit Table for review, 11/04/22 [following 	<p>Philip Chun appeared to consider that the work comprised demolition. However, the PCA Matrix (Rev 12, 17/02/21) did not provide an update to the 2019 Status for the CC1 demolition works.</p> <p>However, the Heritage Platform Removal Methodology refers to the work as dismantling the timber floorboards, timber joists and steel structure. There is no reference to the complying with AS 2601.</p> <p>The Heritage Platform Removal Methodology was submitted to Philip Chun prior to the issue of CC1a and presumably, the commencement of the dismantling / demolition work.</p> <p>Mirvac conducted a factual review of the findings in the Draft Audit Table and disagreed that this finding was non-compliant. Mirvac provided Architectural Drawing AR-ST-DWG-BB-B4-1020, Rev. 0, General Notes Sheet 1, Issued for Construction-Stage 1 (Retail), 20/12/18, in which Demolition Works Note D02 states “<i>The contractor must take all necessary precautions before and during Demolition Works. All works are to be undertaken strictly in accordance with AS 2601 Demolition of Structures</i>”. Mirvac advised that “<i>The attached Arcadis General Notes ,which are to be read in conjunction with the plans approved under CC01a, reference AS 2601. Philip Chun already had this on file, hence why this was excluded from the CC package</i>”. Whilst the Auditors accept that this may be the case, it is considered that the drawing package for CC1a should have addressed the safety requirements for demolition works in order for the relevant contractor(s) to understand the hazard and requirements. The Auditors observe that AR-ST-DWG-BB-B4-1020 was prepared in 2018 when the mezzanine floor had not been discovered and the drawing also related to the Retail section. Therefore, the new information provided has not changed the Auditors’ finding.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		factual review], with attachment: o AR-ST-DWG-BB-B4-1020, Rev. 0, 20/12/18	Given that CC1a referred to the work as demolition and there is no evidence that the requirements of Condition D1 were considered or met, this Condition is considered non-compliant. The Auditors make no recommendation as the construction work is practically complete and no further demolition work is anticipated.		
CONSTRUCTION HOURS					
D2	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:30 am and 5:30 pm, Mondays to Fridays inclusive; and (b) between 7:30 am and 3:30 pm, Saturdays.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 & 18/03/22 	Construction hours were specified in Scope of Works for contractors. There was no evidence to indicate that Condition D2 was not adhered to during the Audit Period.	Compliant	
D3	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 & 18/03/22 	Construction hours are specified in Scope of Works for contractors. There was no evidence to indicate that Condition D3 was not adhered to during the Audit Period.	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.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 & 18/03/22. 		Not triggered	
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 & 18/03/22. 		Not triggered	
D6 (as modified, SSD)	Deleted				

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
8449 MOD 2)					
REMEDIATION					
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"> Interview with Mirvac personnel, 17/03/22 & 18/03/22 Ramboll, Site Audit Report, Stage 2 (Bays 5 to 15) of Locomotive Workshop, Eveleigh, 17/03/21 (2021 SAR) 	<p>The RAP was not amended during the Audit Period. The Site Auditor issued a Site Audit Report (SAR) for the development. On that basis, it is considered that the remediation works were most likely conducted in accordance with the RAP.</p>	Compliant	
WASTE CLASSIFICATION AND DISPOSAL					
D8	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.	<ul style="list-style-type: none"> Site visit, 14/03/22 2021 SAR 	<p>The base building construction work for Bays 5-15 (i.e. excluding tenancy fit-outs) was essentially complete at the time of the site visit. No waste materials associated with SSD 8449 construction or operation were observed during the site visit.</p> <p>The Site Auditor reviewed waste management undertaken during the remediation works including waste classification processes (Section 15.5 of the SAR). The Site Auditor considered <i>"that the waste management assessed as part of the remedial works was undertaken in accordance with the relevant guidelines [including the EPA's Waste Classification Guidelines] and regulations, as well as the requirements of Condition D8 of the SSD"</i>.</p> <p>Immobilisation of waste was not required.</p> <p>Based on the Site Auditor's finding and the Auditors site visit observations, the Auditors consider that the requirements of Condition D8 were met during the Audit Period.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>During the site inspection, the Auditors observed a Bingo waste skip that reportedly contained waste from the ongoing public domain construction works outside the western wall of Bay 15. A bulka-bag was observed in the skip bin. The Auditors did not open the bag but requested information on the contents of the bag and its waste classification. The information was not provided. As it does not relate to SSD 8449, this is not considered to represent a non-compliance for SSD-8449.</p> <p>The Auditors recommend as an OFI that Mirvac ensure that waste materials are classified in accordance with the WMP and the EPA's Waste Classification Guidelines.</p>		
UTILITIES					
D9	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.	<ul style="list-style-type: none"> 2019 IEA Interview on 18/03/22 	This Condition was completed and considered compliant in the 2019 IEA. Mirvac advised that no further utility adjustment / relocation works have been necessitated by the development or required by public utility authorities and/or their agents.	Not triggered	
CONSTRUCTION NOISE CRITERIA					
D10	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	<ul style="list-style-type: none"> Ramboll, SSD 8517 Locomotive Workshop – Bays 1-4A, 2021 Independent Environmental Audit, Revision F2, 05/11/21 Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 18/03/2022. 	As noted in the SSD 8517 IEA report issued in November 2021, the previously installed four noise and vibration monitors at Bay 14 continued to be used with an auto-alert (via email) being sent to the Mirvac Project Manager when noise levels were greater than 50dBA. Noise and vibration monitoring at these locations was carried out by Arup between 29 August to 24 September 2021. The results showed two exceedances (of 140 and 65 minutes), on 31/08/21 and 22/09/21 where the cumulative exceedance time during business hours was greater than 60 minutes due to construction activities. Whilst there were exceedances, the Auditors do not consider this a significant issue given they did not occur consistently during the monitoring period. One auto-alert was received during the audit period, on 20/01/21 with a noise level of 51.9 dBA (minor exceedance).	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	identified and managed in accordance with the approved CNVMP.	<ul style="list-style-type: none"> Emails between Mirvac (Nathan McCoy, Mani Antonopoulos) and Post Op Group (Stephanie Cannon) re removal of noise loggers at Bay 14, 01/11/2021 to 04/11/2021. Complaints Register, March 2020. Example of a Noise Alert email. 	<p>Mirvac advised that auto-alert messages are no longer received as the noise monitors were removed not long after the Arup noise and vibration monitoring was carried out. The removal of the noise monitors was approved by the Bay 14 tenant (Post Op Group) as confirmed by email documentation provided by Mirvac. No subsequent noise monitoring has been carried out.</p> <p>The Auditors noted during the site inspection that only defects/minor works by Mirvac contractors and tenant fit-out contractors was being carried out, with no significant noise emissions noted at the time of the inspection.</p> <p>Mirvac advised that no noise complaints for the Locomotive Workshop (Bays 1-15) had been received during the Audit Period.</p>		
D11	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.	<ul style="list-style-type: none"> As for Condition D10 	As for Condition D10	Compliant	
D12	All work, including demolition, excavation and building work must comply with the Australian Standard 2436-2010 'Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites' or this consent where different.	<ul style="list-style-type: none"> As for Condition D10 	As for Condition D10	Compliant	
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	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development 	<p>As was noted for the 2020 IEA, Mirvac advised there continues to be:</p> <ul style="list-style-type: none"> 24 hr, 7 days/week security patrols for the South Eveleigh precinct including the Locomotive Workshops, with CCTV in use 24/7 The security office is based in Building 2, across the street from the Locomotive Workshops. 	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	with relevant Safe Work Australia requirements.	<p>Manager) on 18/03/2022.</p> <ul style="list-style-type: none"> Site visit on 14/03/2022. Ramboll, SSD 8517 Locomotive Workshop – Bays 1-4A, 2021 Independent Environmental Audit, Revision F2, 05/11/21 Daily Site Activities Briefing 211018 (provided during SSD 8517 audit, but relevant to SSD 8449 as includes information on Bay 15). 	<ul style="list-style-type: none"> There have been no notifiable incidents reported to SafeWork NSW (for SSD 8517 and SSD 8449). Whilst construction works were occurring, safe work processes such as weekly HSE inspections of the Workshop occurred and daily pre-start meetings and site activity briefings were held. As only defects/ minor incomplete works by Mirvac contractors are now being carried out, the responsibility for safety was transferred from the Mirvac Operations (Construction) team to the Mirvac Asset Management/ Facilities Management team at the end of November 2021. The Asset Management team manage safety related aspects such as servicing of fire safety measures, asset maintenance and service programs, property maintenance and cleaning. A foreman from the Asset Management team supervises the work of the remaining Mirvac contractors. <p>The Auditors observed during the site inspection that a work compound at the western end of the Workshop (at the front of Bay 15 which is to be repaved) was secured by fencing to prevent entry by the public.</p> <p>There continues to be 24 hr, 7 days/week security patrols for the South Eveleigh precinct including the Locomotive Workshop. The security office is based in Building 2, across the street from the Locomotive Workshops.</p> <p>There have been no notifiable incidents reported to SafeWork NSW.</p>		
HAZARDOUS AND INDUSTRIAL WASTE					
D14	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	<ul style="list-style-type: none"> As for Condition D8 	<p>The Site Auditor's review of waste classification and management in accordance with Condition D8 included review of hazardous and/or industrial wastes.</p> <p>No evidence of inappropriate disposal of hazardous and/or industrial waste was observed during the site inspection.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	NSW Work Cover Authority pursuant to the provisions of the following: (a) Protection of the Environment Operations Act 1997; (b) Protection of the Environment Operations (Waste) Regulation 2014; (c) Waste Avoidance and Recovery Act 2001; and (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"> Interview with Mirvac personnel, 17/03/22 & 18/03/22. Site visit, 14/03/22 	Construction works had been largely completed and therefore, there were no truck movements observed during the site visit. There is no evidence to suggest that Condition D15 was not complied with during the Audit Period.	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"> Interview with Mirvac personnel, 17/03/22 & 18/03/22. Site visit, 14/03/22 	Construction works had been largely completed and therefore, there were no truck movements observed during the site visit. There was no evidence of sediment or other materials being tracked onto the roadway by vehicles leaving the site. Mirvac advised that vehicle cleansing was not required during the Audit Period.	Compliant	
NO OBSTRUCTION OF PUBLIC WAY					

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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, 14/03/22 	The Auditors observed that the public ways, including Locomotive Street and the walkways along Locomotive Street and the railway line, were not obstructed.	Compliant	
BUNDING					
D18	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bundled 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.	<ul style="list-style-type: none"> Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 & 18/03/22. 	<p>The 2020 IEA found Condition D18 was non-compliant as a number of gas cylinder in portable cages containing Class 2.2, Class 2.2/5.1 and Class 2.1 dangerous goods were stored in indoor areas on the first floor surrounded by combustible materials including timber and cardboard packaging. The Auditors recommended that the storage of gas cylinders be improved to ensure 3 m separation from combustible materials.</p> <p>Construction works had been largely completed at the time of the site visit. No gas storages were observed in Bays 5 – 15. A small quantity of chemicals (paints) was observed on the ground floor of Bay 15 near the western entrance (fenced-off) that were not bundled. However, the risk of a spill causing environmental harm is considered low and it is understood Mirvac would be removing the chemicals in the near future with the completion of construction works. Therefore, overall, this Condition is considered compliant.</p> <p>The Auditors recommend as an OFI that all liquid chemicals should be stored in appropriately bundled areas.</p>	Compliant	
SITE NOTICE					
D19	A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the	<ul style="list-style-type: none"> Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 & 18/03/22. 	The Auditors observed that site notices had been removed because construction works had been largely completed. Mirvac advised that following the issue of each of the Occupation Certificate for Bays 5 – 15, the relevant part of the building was handed over from the Mirvac Constructions Pty Ltd to Mirvac Asset	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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>	<ul style="list-style-type: none"> Mirvac Projects email to Mirvac Asset Management, RE: Locomotive Workshop - Bay 15 Handover - Mirvac Projects to IIP/MAM, 24/11/21, with attachments: <ul style="list-style-type: none"> 20211123 - Handover Certificate - Base Building Bay 15_edit2_AS TW.pdf Z 17- 209159_SSD844 9_IOC3_Bay15.pdf 	<p>Management Pty Ltd (MAM). Mirvac Projects "granted Base Building Practical Completion for Bay 15" on 23/11/21. The Handover Certificate states that "The works are complete except for minor defects and incomplete works which do not prevent the areas from being open to public".</p> <p>It was observed that temporary doors / hoarding was still in place protecting the western and southern entrances to Bay 15. The western entrance had construction site signage but not a Site Notice.</p> <p>Given that the relevant Interim Occupation Certificate (IOC) for Bay 15, being IOC3 (refer to Condition E8), had been issued, indicating that Bay 15 was no longer a construction site, the absence of a site notice is considered compliant.</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</p>	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	<p>As noted for Conditions C19-C21, no subsurface archaeology/ features were identified in Bays 5-15 during the Audit Period.</p> <p>As noted in the 2020 IEA, Mirvac was awaiting a consent modification approval for an aboveground heritage platform discovered in Bay 15. During this period, work in the area had ceased. The modification (MOD11) was issued during this Audit Period, on 12/02/21.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	1977. Relevant works shall not recommence until written authorisation from the Heritage Council of NSW is received by the Applicant.		To date, two interim archival record reports for Bays 5- 15 and a final report have been prepared by Curio Projects and submitted to the DPE, Heritage NSW and Council. Refer Condition C21 for further details.		
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS					
D21	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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	No new Aboriginal objects were found during the Audit Period.	Not triggered	
PROTECTION OF TREES					
D22	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.	<ul style="list-style-type: none"> Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 & 18/03/22 	There are no street trees along the northern and southern public ways located along Locomotive Street and the footpath beside the railway line, or at the western end of the Locomotive Workshops.	Not triggered	
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	<ul style="list-style-type: none"> Same as for Condition D22 	Same as for Condition D22.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the satisfaction of the relevant Authority.				
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.	<ul style="list-style-type: none"> Same as for Condition D22 	Same as for Condition D22.	Not triggered	
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.	<ul style="list-style-type: none"> Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 & 18/03/22 	It was observed that temporary doors / hoarding was still in place protecting the western and southern entrances to Bay 15. 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.	<ul style="list-style-type: none"> Site visit, 14/03/22 Interview with Mirvac personnel, 17/03/22 & 18/03/22 	Remaining roof lanterns were observed stored in a storage room near the central stairwell of Bay 15 on the ground floor. Mirvac advised that one of the tenants, OMG, planned to use them in their tenancy fit-out. Any remaining roof lanterns would be kept in the Bay 15 store room.	Compliant	
SURVEY CERTIFICATE					
D27	A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works	<ul style="list-style-type: none"> Surveyor's Report – Locomotive Workshops, Locomotive Street, 	Documentation provided confirms that a Survey Certificate (report) was prepared by a registered surveyor (Adam Richardson of Craig & Rhodes) and submitted to the PCA on 10/11/21.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	certifying the location of the building in relation to the boundaries of the allotment.	South Eveleigh (Ref: 196-21), by Craig & Rhodes Pty Ltd, 09/11/21. <ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy) to PCA (Rhoebee Clemente) re survey certificate, 10/11/21 			
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
PROTECTION OF PUBLIC INFRASTRUCTURE					
E1 (as modified, SSD 8449 MOD 6))	Unless the Applicant and the applicable authority agree otherwise, prior to commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop, the Applicant must: (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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 	Mirvac advised that no damage to public infrastructure or relocation occurred. The first use for Bays 5-15 (excluding existing tenant in Bay 14) occurred on 1 May 2021.	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	<ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive Workshop Stage 2 (Bays 5 to 15) and Residual Stage 1 Areas, Validation Report: South Eveleigh Precinct, 	Remediation of the Locomotive Workshop has been carried out progressively and the PCA has also progressively issued IOCs. Remediation of Bays 5-15 was carried out as Stage 2 of the remediation works for the Locomotive Workshop as a whole. The Validation Report was issued on 26/02/21. The Site Audit Report (SAR) including the Site Audit Statement (SAS) as Appendix B, was issued on 17/03/21.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Certifying Authority, and the Council. The validation and audit process may occur progressively to the satisfaction of the site auditor. 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>	<p>51142/135752 Rev 0, 26/02/21</p> <ul style="list-style-type: none"> Ramboll, Site Audit Report, Stage 2 (Bays 5 to 15) of Locomotive Workshop, Eveleigh, 17/03/21 Post Approval Form_20210317012 439.pdf, SSD-8449-PA-22, 17/03/21 Mirvac Email to EPA, Condition E2 (SSD 8517 & 8449) - Remediation and Site Validation (Stage 2), 17/03/21 Mirvac Email to the City of Sydney, Condition E2 (SSD 8517 & 8449) - Remediation and Site Validation (Stage 2), 17/03/21 Philip Chun, Occupation Certificate No. 17-209159_SSD8449_IOC1, 22/03/21 (IOC1) 	<p>Based on the SAR, the Auditors consider that the SAR/SAS including validation activity details, meet the requirements of Condition E2.</p> <p>The Auditors consider completion of remediation to be the issue of the SAS. The SAR/SAS (17/03/21) and Validation Report were provided to DPE, EPA and City of Sydney on the same day that the SAR/SAS were issued, which met both the required 6-month and 30 day timeframes under Condition E2 and Clauses 17 and 18 of SEPP 55 - Remediation of Land.</p> <p>The SAR/SAS and Validation Report were provided to the PCA prior to the issue of the relevant IOC, being IOC1 (22/03/21) in accordance with this Condition.</p>		
CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN					
E3	Prior to the issue of the first Occupation Certificate for Bays 5 -	<ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive 	Remediation of the Locomotive Workshop has been carried out progressively and the PCA has also progressively issued IOCs.	Non-compliant	NC8

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>15, 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>(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</p>	<p>Workshop Stages1A, 1B and 1C, Travelator Tunnel and Stage 2, Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/135751 Rev 0, 26/02/21</p> <ul style="list-style-type: none"> • IOC1, 22/03/21 • JBS&G Australia Pty Ltd, Locomotive Workshop Ambient Air Assessment – July 2021, South Eveleigh Precinct, Eveleigh, 51142/139435 Rev 0, 30/07/21 • Mirvac Email to Ramboll, Locomotive Workshop Flooring and Capping Inspection Report - Nov 2021, 17/03/22, with attachments: <ul style="list-style-type: none"> ○ MSS Security Service Assurance / Form Record #2250792 / Locomotive Workshop Flooring and 	<p>Remediation of Bays 5-15 was carried out as Stage 2 of the remediation works for the Locomotive Workshop as a whole. The LTEMP was also progressively updated and submitted to the Site Auditor and provided with the SAR/SAS to the PCA prior to the issue of relevant IOC1s.</p> <p>The Auditors consider completion of remediation to be the issue of the SAS and that the timing of provision of the LTEMP to the Site Auditor was compliant with the condition. The Site Auditor reviewed the LTEMP and in Table 14.1 of the SARs stated that the LTEMP addressed the requirements of Condition E3.</p> <p>The LTEMP was provided to the PCA prior to the issue of IOC1 (22/03/21) in accordance with this Condition.</p> <p>The LTEMP requirement to carry out two rounds of ambient air monitoring 6 months apart in accordance with EMP06 was partially met in that two rounds were conducted in July 2020 and July 2021, being 12 months apart.</p> <p>The first inspection of the capping arrangement, which are required 6 monthly under EMP01, was carried out in November 2021. The Auditors observe that:</p> <ul style="list-style-type: none"> • the inspection was conducted by security personnel, not maintenance personnel; and • it only reviewed the central east/west corridor and the northern Bay 15 entrance. <p>Mirvac advised that they “<i>use Security for all our plant inspections, maintenance logging and hazard inspections. They patrol the building and precinct 24/7 and access all areas, I used them as they are onsite every day and will notice any changes to the flooring etc</i>”.</p> <p>Mirvac provided on request a ‘Capping Inspection Register’ that generally meets the requirements of EMP01. It recorded one capping inspection on 18/11/21. The Auditors observe that the MSS Security ‘MSE Shift Activity Log v1’ (ISOPro-Form_Record-</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	maintenance of remediation notice issued by the EPA under the CLM Act.	<p>Capping Inspection Report, 19/11/21</p> <ul style="list-style-type: none"> ISOPro-Form_Record-2250792.pdf Fifteen Photographs for Bays 1, 2, 3, 4, 4a, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 Mirvac Email to Ramboll, RE: Locomotive Workshop Flooring and Capping Inspection Report - Nov 2021, 30/03/22, with attachment: <ul style="list-style-type: none"> CAPPING INSPECTION REGISTER.xlsx, not dated 	<p>2250792.pdf) contains the records of the inspection undertaken including photographs.</p> <p>The Auditors accept that Mirvac's security contractor may be capable of performing the capping inspections provided Mirvac provide training for the personnel in the LTEMP requirements to ensure that personnel are competent.</p> <p>However, the extent of the November 2021 capping inspection is considered inadequate, and therefore non-compliant, as it did not include the whole of the Locomotive Workshop including tenanted areas. The tenants themselves need to be made aware of LTEMP requirements including capping inspections, especially for the purpose of internal tenancy fit-outs, and actively consulted and engaged in the ongoing inspection process.</p> <p>The Auditors recommend that Mirvac ensure that capping inspections cover the entire Locomotive Workshop footprint including all tenanted areas. Mirvac should also ensure that personnel engaged to carry out the inspections are competent and appropriately trained to understand the requirements of the LTEMP and capping maintenance requirements. Training records should be kept on record and be available on request.</p>		
HERITAGE INTERPRETATION					
E4	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 (under SSD 8517).	<ul style="list-style-type: none"> Letter from Heritage NSW (Sarah Jane Brazil) to Mirvac re SSD 8517 (conditions B48, E4, E6, F9) & SSD 8449 (conditions B40, E4, E6, F9), 29/03/21 Interview with Mirvac (Nathan 	<p>The first Interim Occupation Certificate was issued for SSD 8449 (Bays 5-13 excluding Bay 5-7 tenancies) on 22/03/21.</p> <p>As noted during the SSD 8517 (Bays 1-4a) IEA and from documentation provided during this Audit Period regarding compliance with several conditions of this consent:</p> <ul style="list-style-type: none"> Mirvac had intended to implement the Stage 2 HIP by May 2021. Mirvac advised and documentation provided during the SSD 8517 audit (in October 2021) confirmed that an extension for completion of this condition (for SSD 8517 & 8449) was granted by Heritage NSW on 29/03/21. The extension allowed 	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22</p> <ul style="list-style-type: none"> Letter from DPC (Rochelle Johnston) to Mirvac (Nathan McCoy) re compliance with conditions and extension to B40/B48, E4, E6 & F9 (under SSD8449 & SSD8517), 08/03/22 Ramboll, SSD 8517 Locomotive Workshop – Bays 1-4A, 2021 Independent Environmental Audit, Revision F2, 05/11/21 	<p>Mirvac until 01/04/22 to complete the required management plans and strategy documents noted in conditions B40 (now E25), E4, E6 and F9 of SSD 8449 (and conditions B48 (now E26), E4, E6 and F9 of SSD 8517). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 01/04/21).</p> <ul style="list-style-type: none"> Heritage NSW also required an interim report to be provided within 6 months of the date of the approval letter (i.e. by 29/09/21) that reports on the progress of completion of the noted documents and implementation of the interpretive measures (in E4) to ensure these were completed in a timely manner. Mirvac advised that a scheduled meeting on 28/09/2021 to present a status update to Heritage NSW and Council was postponed and was planned in the next 2 weeks (i.e. end October 2021). This meeting was intended as a presentation on the progress of completion and if approved may be submitted as a replacement to the interim report. The meeting would also be attended by the heritage consultant (Natalie Vinton, CEO). <p>During this audit, Mirvac advised that an extension to the timing requirements specified in Conditions E4, E6, E25 and F9 was granted by the Department of Premier and Cabinet (DPC). The extension provided Mirvac up to 12 months from the issue of the final OC (i.e. to mid-July 2022) to prepare the documents noted in these conditions including the physical and digital interpretation, in consultation with Heritage NSW and Council.</p> <p>In addition, an interim report on the progress of these documents is required to be submitted to the Heritage Council within 6-months of the DPC letter (i.e. by 08/09/22). However, Mirvac noted that as the 08/09/22 is after the mid-July 2022 date the need for an interim report is not applicable as this Condition would have been satisfied. In addition, the previous requirements noted above are now superseded by the DPC letter and extension issued on 08/03/22.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E5	Future development applications must ensure that fit out works are consistent with the approved Stage 2 Heritage Interpretation Plan.	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 Heritage Impact Statement, Bay 5-8 South, prepared by Curio Projects (for OMG), 27/09/21 Heritage Impact Statement, Bay 5-7 North, prepared by Curio Projects (for OMG), 15/02/22 	<p>As noted previously in the 2020 IEA, Mirvac advised that tenants are required to follow the Mirvac tenant fit-out guidelines but each tenant is responsible for obtaining their own development consent and construction certificate.</p> <p>During the Audit Period, two tenants had Heritage Impact Statements (HIS) prepared and development applications submitted (i.e. Work Club and Omnicom Media Group (OMG)). The HISs have been prepared by Curio Projects (the heritage consultant used by Mirvac) which allows for alignment with the heritage objectives for the Locomotive Workshops.</p> <p>The Auditors reviewed the two HISs to confirm that these have been prepared with reference to the Mirvac HIS and tenancy fit-out guidelines.</p>	Compliant	
ONGOING CURATION, INTERPRETATION AND CONSERVATION					
E6	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 maintenance to moveable heritage assets. The strategy must include detail of ongoing funding.	<ul style="list-style-type: none"> As for Condition E4 	<p>The first Interim Occupation Certificate was issued for SSD 8449 (Bays 5-13 excluding Bay 5-7 tenancies) on 22/03/21.</p> <p>As noted in Condition E4, Mirvac was granted an extension to mid-July 2022 to prepare the final documents specified in Conditions E4, E6, E25 and F9.</p>	Not triggered	
SYDNEY WATER COMPLIANCE					
E7	A Section 73 Compliance Certificate under the Sydney Water Act 1994	<ul style="list-style-type: none"> 2020 IEA 	This Condition was reported as compliant in the 2020 IEA.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	must be obtained from Sydney Water Corporation.				
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.	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development Manager on 17/03/22 Occupation Certificate No. 17-209159_SSD8449_I OC1, Philip Chun, endorsed 22/03/21 (IOC1) Occupation Certificate No. 17-209159_SSD8449_I OC2_Bays 5-8, Philip Chun, endorsed 05/05/21 (IOC2) Occupation Certificate No. 17-209159_SSD8449_I OC3_Bay 15, Philip Chun, endorsed 22/11/21 (IOC3) Master Conditions Tracking spreadsheet 	<p>Interim Occupation Certificates (IOCs) for the following operations in Bays 5-15 were issued by the PCA during the Audit Period:</p> <ul style="list-style-type: none"> IOC1 – Commercial Bays 5-13 (excluding Bays 5-7 tenancies), issued on 22/03/21. The post approval notification indicates Mirvac notified DPE on 26/04/21 that operations would commence on 01/05/21. This satisfies the condition. IOC2 – Bays 5-7 tenancies, issued on 05/05/21. The post approval notification indicates Mirvac notified DPE on 29/11/21 that operations would commence on 08/12/21. Bays 5-7 North are to be occupied by Work Club (not yet occupied as tenancy only recently agreed, occupation anticipated 2nd-half of 2022), and Bays 5-7 South by OMG (not yet occupied with fit-out works in progress, occupation anticipated June 2022). This satisfies the condition. IOC3 – Bay 15, issued on 22/11/21. Sections of Bay 15 are currently used (e.g. bicycle storage, end of trip facilities) with other sections either being fitted out or awaiting fit out. The post approval notification indicates Mirvac notified DPE on 18/11/21 that operations would commence on 22/11/21. This satisfies the condition. <p>As noted in Condition C2, and during the 2020 IEA, Mirvac had added a column in the 'OC Programme_UPDATED.xlsx' spreadsheet, recording the required date for DPE notification of commencement of works for each stage. The Auditors had recommended during the SSD 8517 (for Bays 1-4a) audit in October 2021, that the IOC Program tracking spreadsheet (now relabelled as 'Master Conditions Tracking .xlsx' spreadsheet) could be further improved in the same way as the CC Program tracking spreadsheet to include the actual dates of commencement of operation / occupation and the date that DPE were notified in</p>	Compliant	

Table A: Compliance with SSD 8449					
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			<p>order to demonstrate compliance. Mirvac had implemented this recommendation by the time of this SSD 8449 audit, by adding two columns labelled 'DPIE Notification' and 'Commencement of Operation' (in the OC Program tab). However, many of the cells for the commercial occupation certificates are not populated with a date (but rather are blank) for the corresponding occupation stage (with the exception of IOC1).</p> <p>Whilst the information in the Master Conditions Tracking spreadsheet is not complete as dates of notification and commencement of operations are not populated, Mirvac has provided alternate documentation to demonstrate compliance with the 48-hour notice requirement in Condition C2 (e.g. Post Approval Notifications) and the Auditors considered Condition C2 and this condition to be compliant.</p> <p>The Auditors recommend as an OFI that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance for any occupation certificates that are still to be obtained. Consider tracking receipt of the tenants' OC.</p>		
MECHANICAL VENTILATION					
E9	<p>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:</p> <p>(a) the BCA;</p> <p>(b) Australian Standard AS1668 and other relevant codes;</p> <p>(c) the development consent and any relevant modifications; and</p>	<ul style="list-style-type: none"> Philip Chun, Occupation Certificate No.17-209159_SSD8449_IOC1, 22/03/21 (IOC1) with attachments: <ul style="list-style-type: none"> Fredon Air (NSW) Pty Ltd, BCA Performance Solution Report for UPS Battery Exhaust System, 17/09/20 	<p>Mechanical Services Installation Compliance Certificates were attached to IOC1, IOC2 and IOC3. The Auditors could not access two of the relevant documents, reportedly due to file size. Based on the Mechanical Services Installation Compliance Certificates sighted for IOC1 and IOC3, they address the requirements of the BCA, AS1668, Condition E9 and Fire Engineering Requirements.</p>	Compliant	

Table A: Compliance with SSD 8449					
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	(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).	<ul style="list-style-type: none"> ○ Fredon Air (NSW) Pty Ltd, 14 Mech - Fredon Cond E9.pdf, 11/03/20 (did not download) • Philip Chun, Occupation Certificate No.17-209159_SSD8449_I OC2_Bays5-8, 05/05/21 (IOC2) with attachments: <ul style="list-style-type: none"> ○ Attachment 7 – Fredon Air (NSW) Pty Ltd, 14 Mech - Fredon Cond E9.pdf, 28/04/21 (did not download) ○ Attachment 30 – same as IOC1 Attachment 14 documents • Philip Chun, Occupation Certificate No.17-209159_SSD8449_I OC3_Bay 15, 22/03/21 (IOC3) with Attachment 11: <ul style="list-style-type: none"> ○ Fredon Air (NSW) Pty Ltd, Installation Compliance 			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Certificate, Mechanical Ventilation Services, 17/11/21 ○ Fredon Air (NSW) Pty Ltd, Installation Compliance Certificate, Electrical, 17/11/21 ○ Fredon Air (NSW) Pty Ltd, Installation Compliance Certificate, Fire Hazard Indices, 17/11/21 ○ Fredon Air (NSW) Pty Ltd, Installation Compliance Certificate, Part J Mechanical Ventilation of BCA, 17/11/21 ○ Fredon Air (NSW) Pty Ltd, Commissioning Document – Air Balancing, AHU- BH02-1501 (Bay 15 EOT), Rev. 1, 10/03/21			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> ○ Fredon Air (NSW) Pty Ltd, Commissioning Document – Air Balancing, OAF-B40R-1501 (FCU Outside Air), Rev. 1, 03/11/21 ○ Fredon Air (NSW) Pty Ltd, Commissioning Document – Air Balancing, TFR-B40R-1501 (Bay 15 South Toilet Extension), Rev. 1, 17/11/21 ○ Fredon Air (NSW) Pty Ltd, Commissioning Document – Air Balancing, TFR-B40R-1502 (Bay 15 EOT Toilet Exhaust), Rev. 1, 09/03/21 			
TRAVEL DEMAND MANAGEMENT					
E10	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	<ul style="list-style-type: none"> • Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 	<p>No changes have been made to the Work Place Travel Plan (WPTP) since the 2020 IEA. Mirvac advised that the WPTP is currently under review (as required for Condition F1) as it has been almost one year since the first tenant (Quantum) moved into the premises.</p> <p>Mirvac advised that the WPTP has been issued to all trading tenants as part of an Induction Pack and is included in contractor induction. Email documentation provided indicates the Work Place Travel Plan (and Loading Dock Management Plan) were issued</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>included in the staff induction information for incoming employees and shall aim to achieve the following:</p> <p>(a) Facilitate the sustainable and safe travel of staff;</p> <p>(b) Encourage high modal share for public transport, cycling and walking to work with flexible working arrangements;</p> <p>(c) Provide appropriate facilities at the site to enable staff and visitors to commute by sustainable transport modes;</p> <p>(d) Reduce the need to travel for work related activities;</p> <p>(e) Avoid parking on local streets in residential areas;</p> <p>(f) Establish a means of monitoring the mode share of employees and visitors;</p> <p>(g) Raise awareness of sustainable transport amongst staff; and</p> <p>(h) Reduce the number of car journeys associated with business travel by staff and visitors.</p>	<ul style="list-style-type: none"> Email from Mirvac (Harry Thompson, Senior Property Manager) to unidentified recipients re issue of LDMP & WPTP, 18/11/21 	<p>however, the recipient names are not shown (e.g. possibly because the recipients were blind copied in the email) and the Auditors cannot confirm which tenants or contractors received these plans. Despite this, the Auditors do not have reason to doubt that the LDMP has been provided to the tenants and contractors.</p> <p>As there have been no new Mirvac employees recently, the WPTP has not been included in staff induction information.</p> <p>The Auditors recommend as an OFI that the WPTP be included in Mirvac staff inductions for future employees, and that where information/plans are provided to tenants and contractors, the recipient names/companies are displayed, where possible.</p>		
POST CONSTRUCTION DILAPIDATION REPORT					
E11 (as modified, SSD 8449 MOD 6)	<p>Prior to commencement of the first use of the commercial bays (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</p>	<ul style="list-style-type: none"> van der Meer, Pre-Construction Dilapidation Report, Locomotive Workshops, Revision A, Pre-Construction, 01/02/19 	<p>Mirvac engaged van der Meer, a structural engineering firm, to prepare pre-construction and post-construction dilapidation reports. They were engaged prior to first use of the Commercial Bays (01/05/21), although construction of all of the Bays had not been completed. Van der Meer produced three post-construction dilapidation reports in March 2021 that addressed 'External Areas' of the Locomotive Workshop, 'Internal Areas' of the Locomotive</p>	Non-compliant	NC9

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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>	<ul style="list-style-type: none"> van der Meer, Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh, Revision B, Post-Excavation, 01/02/19 van der Meer, Pre-Construction Dilapidation Report, Council Assets, Revision B, Pre-Construction, 01/02/19 Mirvac letter to Philip Chun, Condition E12 – SSD 8517 / Condition E11 – SSD 8449, Post Construction Dilapidation Report, 01/04/21 van der Meer, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – External Areas, Revision A, 30/03/21 van der Meer, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Internal 	<p>Workshop and 'Council Assets' surrounding the of the Locomotive Workshop.</p> <p>The three post-construction dilapidation reports were revised following substantial completion of Bay 15 construction works in October 2021. In addition, van der Meer issued a post-construction dilapidation report for the 'Locomotive Workshops', which is in fact referring to the Eveleigh Railway Workshops to the west of the Locomotive Workshop. The Auditors observe that the latter report only contained one photograph and therefore, a comparison with the pre-construction dilapidation report is not possible.</p> <p>The Auditors observe that van der Meer's post-construction dilapidation reports assessed the condition of the assets, both for structural damage otherwise. They also indicate whether the asset remained in the same condition relative to pre-construction. Where the condition of an asset remained unchanged, this infers no impact had occurred as a result of the construction works. However, for those assets where a change was observed and a photograph included in the report, van der Meer have not indicated whether the change was due to the construction works.</p> <p>Mirvac advised that Philip Chun reportedly did not consider themselves qualified to carry out the pre- and post-construction comparison. Philip Chun required "<i>a consultant, i.e. Arcadis Structural Consultant to do the comparison of pre-dilapidation and post-dilapidation report and provide the sign-off</i>". Mirvac proposed to Phil Chun that van der Meer provide the comparison assessment, as they are structural engineers and structural engineers prepared and authorised the reports. Philip Chun accepted that approach.</p> <p>Van der Meer's Post Construction Inspection Letter (05/11/21) stated "<i>The comparison inspection concludes that the areas listed</i></p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Areas, Revision A, 30/03/21</p> <ul style="list-style-type: none"> van der Meer (NSW) Pty Ltd, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Council Assets, Revision A, 30/03/21 Post Approval Form_20210412054 222.pdf, SSD-8517-PA-34, 12/04/21 Mirvac and Philip Chun emails, Re: Condition E11 - Post-Construction Dilapidation Report, 22/02/21 to 01/04/21 van der Meer (NSW) Pty Ltd (van der Meer), Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – External Areas, Revision B, 27/10/21 van der Meer, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Internal 	<p><i>above, did not identify any significant or adverse damage within structural elements that requires structural rectification. However, we note that some areas had changed due to; new paintwork, renovations, repairs, new furniture and removal of old furniture”.</i></p> <p>Van der Meer emailed a link to the post-construction dilapidation reports to TfNSW on 08/11/21. Mirvac provided the post-construction dilapidation reports, van der Meer’s Post Construction Inspection Letter (05/11/21) and van der Meer’s email to TfNSW (08/11/21), to Philip Chun on 08/11/21.</p> <p>Philip Chun requested Mirvac to provide confirmation from Council and State Rail to satisfy Condition E11(d) to which Mirvac responded that <i>“The surrounding roads are all private roads owned by Mirvac and the railway tracks are not within the zone of influence. Please also refer to Van der Meer’s letter I issued yesterday which confirms no structural damage has occurred”</i>. Philip Chun accepted this and ‘closed out’ Condition E11 on 09/11/21.</p> <p>The Auditors accept that the public domain areas including the roads are not, according to Mirvac, ‘Council assets’, even though the dilapidation reports refers to them as such. The Auditors accept that the railway corridor is not within the development’s “zone of influence” (refer to Condition B11). However, the Auditors consider the Eveleigh Railway Workshops located to the west of the Locomotive Workshop to be in the zone of influence. Philip Chun did not obtain written confirmation from Sydney Trains / TfNSW that there was no adverse structural damage to their infrastructure and roads, which is considered non-compliant.</p> <p>On the basis of the available information, the Auditors consider Condition E11 to be non-compliant because written confirmation from the relevant authorities, Sydney Trains / TfNSW, that there</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Areas, Revision B, 27/10/21</p> <ul style="list-style-type: none"> van der Meer, Post-Construction Dilapidation Report, 2 Locomotive Street, Eveleigh – Council Assets, Revision B, 27/10/21 van der Meer, Post-Construction Dilapidation Report, Locomotive Workshops, Revision A, 27/10/21 van der Meer Letter to Mirvac, Re: Post Construction – Dilapidation Report for ATP Precinct, SY214006_Post Construction Inspection Letter.pdf, 05/11/21 Post Approval Form_20211108034513.pdf, SSD-8449-PA-38, 08/11/21 van der Meer Email to TfNSW, cc. Mirvac, Dilapidation Project Completion – SY214006 - ATP - Locomotive Sheds and Rail, 08/11/21 	<p>was no adverse structural damage to their infrastructure and roads was not obtained.</p> <p>Mirvac conducted a factual review of the findings in the Draft Audit Table and disagreed that this finding was non-compliant. The Auditors have not changed the finding.</p> <p>The Auditors recommend that written confirmation be obtained from Sydney Trains / TfNSW that their infrastructure and roads, as applicable, had no adverse structural damage as a result of the construction works.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Mirvac and Philip Chun Aconex communications, Re: Condition E11 (SSD 8449) / Condition E12 (SSD 8517) - Post-Construction Dilapidation Report, 22/02/21 to 09/11/21 IOC3, 22/11/21 			
FIRE SAFETY CERTIFICATION					
E12	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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/2022. Interim Fire Safety Certificate (Whole Base Building (excluding Bays 14 & 15) for commercial & retail (IOC1), 18/03/2021. Interim Fire Safety Certificate (Part – Bays 5 to 8) for commercial & retail (IOC2), 05/05/2021. Interim Fire Safety Certificate (Part – Bay 15) for 	<p>Fire Safety Certificates (FSC) were obtained and submitted to the PCA prior to the following Occupation Certificates being issued during the Audit Period:</p> <ul style="list-style-type: none"> IOC1 – Commercial Bays 5-13 (excluding Bays 5-7 tenancies), issued on 22 March 2021 - the FSC was issued on 18/3/21. IOC2 – Bays 5-7 tenancies, issued on 5 May 2021 - the FSC was issued on 5/5/21. IOC3 – Bay 15, issued on 22 November 2021 - the FSC was issued on 19/11/21. <p>The FSC for IOC5 under SSD 8517 (issued 17/5/21) was displayed at the entrance door to Bay 1. However, during the site inspection, the Auditors and Mirvac did not observe any FSCs related to SSD 8449 (e.g. FSC issued under IOC3). This is considered non-compliant. However, as the fire safety measures listed as being present in the Locomotive Workshop (in Section 5 of the FSC) are the same in both the SSD 8517 FSC (for IOC5) and SSD 8449 FSC (for IOC3), with the only difference being the date of assessment of the fire safety measure and certificate sign-off, the Auditors accept that a FSC has been displayed in the building (even though it is not the</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>commercial & retail (IOC3), 19/11/2021.</p> <ul style="list-style-type: none"> Site inspection observations on 14/03/2022. 	<p>latest version). However, the latest FSC should be prominently displayed (i.e. from IOC3 under SSD 8449, dated 19/11/21).</p> <p>Mirvac advised during the SSD 8517 IEA that the PCA confirmed that it submits a copy of the FSC to the relevant authority (i.e. Fire & Rescue NSW). The Auditors consider that the PCA would also submit the SSD 8449 FSCs to the Fire & Rescue NSW.</p> <p>As an OFI, Mirvac should prominently display the most recently issued Fire Safety Certificate.</p>		
STRUCTURAL INSPECTION CERTIFICATE					
E13	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the 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>	<ul style="list-style-type: none"> Installation Compliance Certificate (SSD 8449 for Construction Certificates Stage 1, 1a, 2, 2a, 3, 3a, 4, 4a, 5, 5a, 5b) issued by Arcadis (Francis Lau), 17/03/21 (IOC1 & 2). Installation Compliance Certificate (SSD 8449 for Construction Certificates Stage 1, 1a, 2, 2a, 3, 3a, 4, 4a, 4b, 5, 5a, 5b) issued by Arcadis (Francis Lau), 08/11/21 (IOC3). 	<p>Documentation provided confirms the Installation Compliance Certificate (ICC) and associated electronic drawings and information was submitted to the PCA (Philip Chun) on the following dates, prior to the issue of the associated Interim Occupation Certificate for Bays 5-15 under SSD 8449:</p> <ul style="list-style-type: none"> ICC issued 17/03/21 prior to the issue of IOC1 and IOC2 issued on 22/03/21 and 05/05/21, respectively. ICC issued 08/11/21 prior to the issue of IOC3 issued on 22/11/21. <p>Issue of the IOCs by the PCA is considered as submission of the information to the PCA.</p>	Compliant	
WASTE DISPOSAL					

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E14	All waste generated on site must be classified and disposed of in accordance with the Waste Classification Guidelines (DECC 2008).	<ul style="list-style-type: none"> • IOC1, 22/03/21, with attachments: <ul style="list-style-type: none"> ◦ Attachment 49, Mirvac email to Philip Chun, SSD 8449 Consent Conditions E14 & E16 (Waste Disposal), Locomotive Workshop (Bays 5-13), 16/03/21 • IOC2, 05/05/21, with attachments: <ul style="list-style-type: none"> ◦ Attachment 15, Mirvac email to Philip Chun, SSD 8449 Consent Conditions E14 & E16 (Waste Disposal), Locomotive Workshop (Bays 5-13), 23/04/21 • IOC3, 22/11/21, with attachments: <ul style="list-style-type: none"> ◦ Attachment 35, Mirvac email to Philip Chun, SSD 8449 Consent Conditions E14 & E16 (Waste Disposal), Locomotive 	<p>Mirvac confirmed to the PCA that the “<i>proposed waste handling facilities and associated works [had] been completed, and the waste handling procedures have been implemented at the above premises in accordance with the requirements specified in the Construction Waste Management Plan prepared by JBS&G approved under Condition B9</i>”.</p> <p>The PCA attached Mirvac’s letter to each IOC indicating that the PCA was satisfied that Mirvac had completed the required works.</p> <p>The Auditors observed two rooms located in the loading dock area where tenants can bring their waste to put in the bins provided.</p> <p>The Auditors have not reviewed the waste handling procedures. However, it is observed that the Construction Waste Management Plan would not be relevant for operations.</p> <p>During the SSD 8517 IEA of Bays 1-4a, Mirvac provided an Operational Waste Management Plan (OWMP) for Bays 1-4a. An OWMP has not been provided for Bays 5-15. The Bays 1-4a OWMP indicated that tenants would be required to utilise a contractor to dispose of waste, such as clinical waste, to meet the EPA’s requirements for transport, tracking and treatment / disposal of waste. The Bays 1-4a OWMP does not specifically refer to a requirement for Mirvac or tenants to ensure that waste generated onsite must be classified and disposed of in accordance with the EPA’s Waste Classification Guidelines.</p> <p>There is no evidence that waste is not being classified and disposed of in accordance with the EPA’s Waste Classification Guidelines. Therefore, this Condition is considered compliant.</p> <p>The Auditors recommend as an OFI that Mirvac ensure that an OWMP is prepared for Bays 5-15, if not the whole of the Locomotive Workshop, and that it specifically include the</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Workshop (Bay 15), 21/10/21</p> <ul style="list-style-type: none"> Ramboll, SSD 8517 Locomotive Workshop – Bays 1-4A, 2021 Independent Environmental Audit, Revision F2, 05/11/21 Waste Audit and Consultancy Services, Operational Waste Management Plan (RETAIL Bays 1-4a), October 2017 (2017 OWMP) 	requirement to classify and dispose of waste in accordance with the latest version of the EPA's Waste Classification Guidelines.		
E15	Prior to the issue of the first Occupation Certificate for Bays 5-15, 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.	<ul style="list-style-type: none"> IOC1, 22/03/21, with attachments: <ul style="list-style-type: none"> Attachment 50, Mirvac Service Agreement for Waste Management Services for NSW Office Assets, 16/03/16 Attachment 50, Letter from Mirvac to Suez Recycling & Recovery Pty Ltd, Extension of Waste Management 	<p>Mirvac had an established 2016 services agreement with SUEZ to provide waste management services for its NSW Office Assets. It was extended in 2018 to include the Australian Technology Park (ATP), which includes the Locomotive Workshop. Hence, the contract was in place prior to the issue of IOC1.</p> <p>No garbage was observed on the public ways. A Bingo waste skip being used for the public domain construction work outside Bays 14 and 15 was observed outside the western side of Bay 15. However, Mirvac advised that the roadway was not a public way but a private road for accessing the Eveleigh Railway Workshops.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Service Agreement NSW Office Assets, 16/04/18</p> <ul style="list-style-type: none"> • IOC2, 05/05/21, refers to Item 66, previously attached to IOC1, Copy of Waste Management Services agreement with Suez Recycling & Recovery Pty Ltd to satisfy SSD Condition E15, Mirvac, 16/04/18 (should be 16/03/18) • IOC3, 22/11/21 refers to Item 105, previously attached to IOC1, Copy of Waste Management Services agreement with Suez Recycling & Recovery Pty Ltd to satisfy SSD Condition E15, Mirvac, 16/04/18 (should be 16/03/18) • Site visit, 14/03/22 			
E16 (as modified, SSD)	Prior to the issue of any Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have	<ul style="list-style-type: none"> • As for Condition E14 	Mirvac confirmed to the PCA that the <i>“proposed waste handling facilities and associated works [had] been completed, and the waste handling procedures have been implemented at the above premises in accordance with the requirements specified in the</i>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
8449, MOD 6)	been completed in accordance with Condition B9.		<p><i>Construction Waste Management Plan prepared by JBS&G approved under Condition B9".</i></p> <p>The PCA attached Mirvac's letter to each IOC indicating that the PCA was satisfied that Mirvac had completed the required works.</p> <p>The Auditors observed two rooms located in the loading dock area where tenants can bring their waste to put in the bins provided.</p> <p>The Auditors have not reviewed the waste handling procedures. However, it is observed that the Construction Waste Management Plan would not be relevant for operations.</p>		
ACOUSTIC COMPLIANCE					
E17	Prior to the issue of the first Occupation Certificate, or commencement of use, whichever occurs first, evidence shall be submitted to the PCA 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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/2022. Acoustic Compliance Statement for First Occupation Certificate Condition E17, prepared by Arup, 16/03/2021. 	<p>The first Interim Occupation Certificate was issued for SSD 8449 (Bays 5-13 excluding Bay 5-7 tenancies) on 22 March 2021.</p> <p>An acoustic compliance statement prepared by Arup for the Locomotive Workshop found the development satisfied the recommendations of the Acoustic Assessment prepared by Arup and the State Environmental Planning Policy (Infrastructure) 2007 regarding airborne building services environmental noise impacts. The noise survey carried out as part of the compliance statement noted that the predicted external noise level from mechanical services equipment complied with the noise criteria at the nearest residential noise sensitive receiver (to the east), and with the commercial receiver noise criteria. The compliance statement was submitted to the PCA as part of the package of documents reviewed by the PCA prior to the issue of the occupation certificate (IOC1).</p>	Compliant	
LOADING DOCK MANAGEMENT PLAN					
E18	Prior to the issue of the first Occupation Certificate for the Locomotive Workshop, a Loading Dock Management Plan shall be prepared in consultation with the	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac (Nathan McCoy, Assistant Development 	<p>This condition was noted as compliant during the 2020 IEA.</p> <p>Mirvac advised there have been no changes made to the Loading Dock Management Plan since the previous audit, and the first use of Bays 5-15 occurred in May 2021 by Quantum (occupying Bays 8-13).</p>	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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 to redirect vehicles when queuing occurs (g) procedures for tradesperson access and parking (h) truck access routes 	<p>Manager) and Harley Imber (Facility Manager) on 17/03/22</p>			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock (j) active management measures (eg traffic controllers) (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.				
SERVICE VEHICLE ACCESS ROUTE					
E19	<p>Prior to the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee to use servicing access route Option 1 (Rosehill Street and Margaret Street) to the ATP site. This includes undertaking the required changes to 'no stopping' parking restriction on Rosehill Street.</p> <p>If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee, evidence must be provided to the satisfaction of the Planning Secretary, prior to the issue of the first Occupation Certificate, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing</p>	<ul style="list-style-type: none"> 2020 IEA 	This Condition was reported as completed and compliant in the 2020 IEA.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	vehicle access to the Locomotive Workshop.				
STORMWATER					
E20	All works for the disposal of stormwater and drainage are to be implemented in accordance with the approved plans, including: (a) a works as executed survey must be prepared to the satisfaction of the PCA and a copy submitted to Council (b) a hydraulic compliance certificate and calculation sheet (c) evidence of Sydney Waters acceptance of the works as executed documentation	<ul style="list-style-type: none"> 2019 IEA 2020 IEA IOC1, 22/03/21, with attachments: <ul style="list-style-type: none"> Attachment 3: Philip Chun, Critical Phase Inspection Report, stormwater drainage, 18/11/20 Attachment 21: Smart Plumbing Solutions, Installation Compliance Certificate, Stage 2, Appendix A – Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 16/03/21 	<p>Details of the proposed stormwater disposal and drainage were completed and approved by the PCA in the 2019 IEA audit period. Three IOCs were issued during the Audit Period. IOC1 and IOC3 had attachments that included Installation Compliance Certificates for Hydraulic Services including stormwater and drainage (refer to Evidence), as well as attachments relied upon by the PCA to demonstrate compliance with Condition E20 requirements.</p> <p>Harris Page issued a Certificate of Design – Design Certificate (03/03/21) for the whole building in relation to Stormwater Downpipes. The certificate indicates “<i>Final Installation Certification to be provided by Hydraulic sub-contractor on completion of the works</i>”.</p> <p>Mirvac emailed three Hydraulic Services As Built Drawings to Council on 19/10/21 indicating that they provided in compliance with Condition E20(a). The PCA attached a copy of the email to IOC3 as evidence to demonstrate compliance with Condition E20. The Auditors understand that Mirvac took the As Built drawings to meet the requirement for “a works as executed survey”. The PCA’s reliance on the drawings and email are taken by the Auditors as evidence of the PCA’s satisfaction with the supplied documentation for the purpose of issuing IOC3. Therefore, Condition E20(a) is considered compliant.</p> <p>A number of hydraulic compliance certificates related to stormwater and drainage were issued and attached by the PCA to IOC1 and IOC3. The PCA also attached Harris Page Certificate of Design – Design Certificates for the whole building to IOC1 and IOC3 along with the Harris Page SSD Compliant – STW Configuration & Filtration Concept Drawing, which the Auditors</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Attachment 24: Smart Plumbing Solutions, Installation Compliance Certificate, Civil Stormwater Stage 2, Appendix A – Structural / Civil / Geotechnical , 16/03/21 Attachment 54: Harris Page & Associates Pty Limited (Harris Page), Certificate of Design – Design Certificate, Whole building, 03/03/21 Attachment 54: Harris Page, SSD Compliant – STW Configuration 	<p>understand meets the requirement of a calculation sheet. Therefore, Condition E20(b) is considered compliant.</p> <p>There is no evidence that Sydney Water has been provided with and accepted the works as executed documentation in accordance with Condition E20(c), which the Auditors initially considered non-compliant.</p> <p>Mirvac conducted a factual review of the findings in the Draft Audit Table and disagreed that this finding was non-compliant on the basis that Sydney Water's acceptance of the works as executed documentation was not required or applicable because there was no direct connection to any Sydney Water asset, and Mirvac had reportedly gained the PCA's agreement to this understanding. On this basis, the Auditors reconsider Condition E20(c) to be compliant.</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		& Filtration Concept, Drawing, Rev. A, 06/11/19 ○ Attachment 54: Smart Plumbing Solutions, Installation Compliance Certificate, Retail Bays 05 to 15, Appendix A – Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 12/03/21, with signed As Built drawings attached. • IOC2, 05/05/21 • IOC3, 22/11/21, with attachments: ○ Attachment 2: Philip Chun, Critical			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Phase Inspection Report, stormwater drainage, 14/04/21 ○ Attachment 2: Philip Chun, Critical Phase Inspection Report, Final Inspection, 17/11/21 ○ Attachment 13: Smart Plumbing Solutions, Installation Compliance Certificate, Bay 15, Appendix A – Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 11/10/21 ○ Attachment 37: Harris			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Page, Certificate of Design – Design Certificate, Whole building, 07/04/21</p> <ul style="list-style-type: none"> Attachment 37: Smart Plumbing Solutions, Locomotive Workshop – Ocean Protect – Installation Certificate, 08/10/21 Attachment 37: Mirvac email to City of Sydney, SSD 8517 - Condition 21 / SSD 8449 - Condition E20 (Stormwater), with 3 Hydraulic Services As Built Drawings 			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>attached, 19/10/21</p> <ul style="list-style-type: none"> Mirvac email to Ramboll, RE: Locomotive Workshop Bays 5-15 - SSD 8449 - 3rd IEA - Draft Audit Table for review, 11/04/22 [following factual review] 			
E21	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.	<ul style="list-style-type: none"> IOC1, 22/03/21, with attachments: <ul style="list-style-type: none"> Attachment 55: Mirvac email to Philip Chun, Condition E22 (SSD 8517) / Condition E21 (SSD 8449) – Stormwater, 04/03/21 Attachment 55: Mirvac email to City of Sydney, Condition E22 (SSD 8517) / Condition E21 (SSD 8449) – Stormwater, 09/03/21 Attachment 55: Ocean Protect, OceanGuard™, Operations & 	<p>Operations & Maintenance Manuals for OceanGuard™ and StormFilter were provided to the PCA on 04/03/21 and Council on 09/03/21, which was prior to the issue of IOC1 on 22/03/21. The manuals include recommended maintenance schedules for the equipment.</p> <p>The Auditors take the issue of IOC1 as evidence that the PCA approved the documentation.</p> <p>The Auditors recommend as an OFI that Mirvac ensure that the manufacturer's recommended maintenance schedule for OceanGuard™ and StormFilter are included in the asset management preventative maintenance schedule.</p>	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Maintenance Manual, March 2019</p> <ul style="list-style-type: none"> ○ Attachment 55: Ocean Protect, StormFilter, Operations & Maintenance Manual, March 2019 • IOC2, 05/05/21, with attachments: <ul style="list-style-type: none"> ○ Documentation Relied Upon (Previously submitted with IOC1): Item 71: Letter of Compliance and copy of Operations Maintenance Manual to satisfy SSD Condition E21 • IOC3, 22/11/21, with attachments: <ul style="list-style-type: none"> ○ Attachment 37: Smart Plumbing Solutions, Locomotive Workshop – Ocean Protect – Installation 			

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Certificate, 08/10/21;			
E22	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.	<ul style="list-style-type: none"> 2019 IEA IOC1, 22/03/21, with attachments: <ul style="list-style-type: none"> Attachment 56, Mirvac Projects letter to Mirvac, ATP Development – Stormwater and Drainage Civil Certification – SSD 8449, 04/04/19 Attachment 56, Mirvac email to City of Sydney, RE: ATP SSD 7317 - Positive Covenant, 07/11/19 IOC2, 05/05/21, with attachments: <ul style="list-style-type: none"> Attachment 72 (same as IOC1, Attachment 56 documentation) IOC3, 22/11/21, with attachments: <ul style="list-style-type: none"> Attachment 111 (same as IOC1, Attachment 56 documentation) 	<p>The Auditors found in the 2019 IEA in relation to Conditions B21 and B22, that the ATP was served by an existing OSD (Vice Chancellor's Oval and adjoining tennis courts), which were owned by Mirvac. Therefore, a positive covenant was not required.</p> <p>The PCA attached the previously provided evidence to demonstrate this finding to IOC1, IOC2 and IOC3 as Attachment 56, Attachment 72 and Attachment 111, respectively.</p> <p>The Auditors observe that a Positive Covenant for maintenance of the OSD has not been registered on the title to the Auditors knowledge. We consider Condition E22 to be compliant on the basis of the information provided, which was accepted by the PCA.</p>	Compliant	
EXTERNAL LIGHTING					

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E23 (as modified, SSD 8449 MOD 6)	External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Prior to commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop the Applicant shall submit to the PCA evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.	<ul style="list-style-type: none"> Design Certificate Letter from Integrated Group Services to the PCA re external lighting – public domain (for SSD 8449 & SSD 8517), dated 16/03/21 Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 	<p>During the SSD 8517 IEA of Bays 1-4a, documentation provided by Mirvac (from Integrated Group Services (IGS) that also relates to SSD 8449, indicated the external lighting at the public domain areas at the Locomotive Workshop was considered to have minimal to non-existent nuisance and not be obtrusive to residential users.</p> <p>The first use of Bays 5-15 (excluding existing tenant in Bay 14) was 01/05/21 under IOC1 (Bays 5-13, excluding Bays 5-7 tenancies). The certification letter from IGS was submitted to the PCA under IOC1, which was issued on 22/03/21, which satisfies the submission timeframe requirement.</p>	Compliant	
E24	The Department must be notified in writing of the dates of commencement of operation at least 48 hours before operation is likely.	<ul style="list-style-type: none"> Post approval notification from Mirvac to DPE for IOC1 (Bays 5-13), 26/04/21 	<p>The first tenant to commence operations in Bays 5-15 was Quantum, who occupy Bays 8-13. Mirvac notified DPE on 26/4/21 that operations by this tenant would commence on 1/5/21, which satisfies the 48-hour notification requirement.</p> <p>Note: The Auditors have assumed that notification to DPE is required only when the first tenant commences operations, rather than for each tenant.</p>	Compliant	
E25 (as modified, SSD 8449 MOD 6)	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	<ul style="list-style-type: none"> Letter from Heritage NSW (Sarah Jane Brazil) to Mirvac re SSD 8517 (conditions B48, E4, E6, F9) & SSD 8449 (conditions B40, E4, E6, F9), 29/03/21 Interview with Mirvac (Nathan 	<p>During the 2020 IEA, Mirvac advised that a draft MCMP (covering SSD 8517 and SSD 8449) had been prepared although had not yet included consultation with Heritage NSW or Council. The updated MCMP was required to be completed by May 2021 for SSD 8517. The first occupation certificate for SSD 8449 was issued on 22 March 2021 and the updated MCMP was required to be completed by 22 March 2022.</p> <ul style="list-style-type: none"> As noted in condition E4, a number of communications occurred during the Audit Period regarding compliance with several conditions of this consent. Mirvac had intended to 	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	management of all moveable heritage.	<p>McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22</p> <ul style="list-style-type: none"> Letter from DPC (Rochelle Johnston) to Mirvac (Nathan McCoy) re compliance with conditions and extension to B40/B48, E4, E6 & F9 (under SSD8449 & SSD8517), 08/03/22 	<p>implement the Stage 2 HIP by May 2021. Mirvac advised and documentation provided during the SSD 8517 audit (in October 2021) confirmed that an extension for completion of this condition (for SSD 8517 & 8449) was granted by Heritage NSW on 29 March 2021. The extension allowed Mirvac until 1 April 2022 to complete the required management plans and strategy documents noted in conditions B40 (now E25), E4, E6 and F9 of SSD 8449 (and conditions B48 (now E26), E4, E6 and F9 of SSD 8517). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 1 April 2021).</p> <ul style="list-style-type: none"> Heritage NSW also required an interim report to be provided within 6 months of the date of the approval letter (i.e. by 29 September 2021) that reports on the progress of completion of the noted documents and implementation of the interpretive measures (in E4) to ensure these were completed in a timely manner. Mirvac advised that a scheduled meeting on 28/9/2021 to present a status update to Heritage NSW and Council was postponed and was planned in the next 2 weeks (i.e. end October 2021). This meeting was intended as a presentation on the progress of completion and if approved may be submitted as a replacement to the interim report. The meeting would also be attended by the heritage consultant (Natalie Vinton, CEO). <p>During this audit, Mirvac advised that an extension to the timing requirements specified in Conditions E4, E6, E25 and F9 was granted by the Department of Premier and Cabinet (DPC). The extension provided Mirvac up to 12 months from the issue of the final OC (i.e. to mid-July 2022) to prepare the documents noted in these conditions including the physical and digital interpretation, in consultation with Heritage NSW and Council.</p> <p>In addition, an interim report on the progress of these documents is required to be submitted to the Heritage Council within 6-months of the DPC letter (i.e. by 8 September 2022). However, Mirvac noted that as the 8/9/22 is after the mid-July 2022 date</p>		

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			the need for an interim report is not applicable as this Condition would have been satisfied. In addition, the previous requirements noted above are now superseded by the DPC letter and extension issued on 8 March 2022.		
PART F POST OCCUPATION					
WORK PLACE TRAVEL PLAN					
F1	The Applicant shall implement the Work Place Travel Plan (WPTP) (Condition E13), 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.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 and 18/03/22 	Mirvac advised that they have commenced the first annual review of the WPTP, which is due to be presented to DPE by 01/05/22.	Compliant	
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.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 and 18/03/22 Site visit, 14/03/22 	Mirvac advised that wayfinding strategies have not been prepared in consultation with Council and TfNSW but that they may have been developed under SSD 7317. During the site visit, numerous signs were observed pointing towards destinations external to the site. On this basis, the Auditors consider that wayfinding strategies have been implemented.	Compliant	
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.	<ul style="list-style-type: none"> Site visit, 14/03/22 	The Auditors observed that the public ways were not obstructed.	Compliant	
LOADING AND UNLOADING					
F4	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development 	Mirvac advised that the following information provided during the SSD 8517 audit regarding this condition is still applicable for SSD 8449. Service vehicles will generally travel to the loading dock (Bay 1 North), or to parking areas along Locomotive Street via	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	in accordance with the requirements of Condition E18.	Manager) and Harley Imber (Facility Manager) on 17/03/22 <ul style="list-style-type: none"> Site visit on 14/03/22 	Cornwallis Street. Vehicle entry to the Locomotive Workshop is through a boom gate and intercom system where directions from the security office are provided. CCTV is used to check vehicles are following the designated route towards the loading dock or Locomotive Street. During the site inspection, the Auditors observed that vehicles were following the route directions advised by Mirvac.		
F5	The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 	Mirvac advised that the tenant fit out guidelines provide details on the size of delivery vehicles that can access the Workshop area and tenants are to inform their suppliers of these size restrictions. In addition, at the boom gate entry, security can prevent large vehicles from entering.	Compliant	
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: (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; (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;	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 Acoustic Compliance Statement for First Occupation Certificate Condition E17, prepared by Arup, 16/03/21 	As noted in Condition E17, a noise survey was carried out on 03/03/21 as part of the Acoustic Compliance Statement prepared by Arup to demonstrate compliance with condition E17 at the time of issue of IOC1. Condition E17 essentially required noise emissions from the project (i.e. from the building services equipment at the base building) to not impact on the nearest noise sensitive receivers. The Acoustic Assessment conducted by Arup and submitted to the PCA found that noise emissions were compliant with condition E17. The Auditors also note that the Acoustic Assessment results show that noise measurements do not exceed the 5dB criteria in condition F6(a). Mirvac advised that no noise related complaints for the Locomotive Workshop were received during the Audit Period. Based on the noise survey results carried out on 03/03/21 and that no noise complaints have been received, the Auditors consider the requirements of this condition to be met.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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 (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.		An acoustic compliance statement prepared by Arup for the Locomotive Workshop found the development satisfied the recommendations of the Acoustic Assessment prepared by Arup and the State Environmental Planning Policy (Infrastructure) 2007 regarding airborne building services environmental noise impacts. The noise survey carried out as part of the compliance statement noted that the predicted external noise level from mechanical services equipment complied with the noise criteria at the nearest residential noise sensitive receiver (to the east), and with the commercial receiver noise criteria. The compliance statement was submitted to the PCA as part of the package of documents reviewed by the PCA prior to the issue of the occupation certificate (IOC1).		
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT					
F7	Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following: (a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and (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. <i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' –</i>	<ul style="list-style-type: none"> As for Condition F6 	As for Condition F6	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 Letter from City of Sydney Council (Jasmine Huang) to Mirvac re stay of penalty infringement notice and extension for AFSS, 14/3/22 	<p>Mirvac advised that the annual fire safety inspection of the operational areas in Bays 1-15 has been delayed. Council has granted Mirvac an extension to submit the Annual Fire Safety Statement (AFSS) by 04/04/22.</p> <p>Other fire safety inspections of areas where construction works had finished and were awaiting issue of an occupation certificate were also carried out during the Audit Period. The Fire Safety Certificates issued during this time were for IOCs 1, 2 and 3.</p> <p>Mirvac advised that the PCA has confirmed that all FSCs issued for the Workshop have been provided to the Fire & Rescue NSW.</p>	Not triggered	
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	<ul style="list-style-type: none"> Letter from Heritage NSW (Sarah Jane Brazil) to Mirvac re SSD 8517 (conditions B48, E4, E6, F9) & SSD 8449 (conditions B40, E4, E6, F9), 29/03/21 Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 	As noted in Condition E4, Mirvac was granted an extension to mid-July 2022 to prepare the final documents specified in Conditions E4, E6, E25 and F9.	Not triggered	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	documents are to be provided to the City of Sydney Council for its own records.	<ul style="list-style-type: none"> Letter from DPC (Rochelle Johnston) to Mirvac (Nathan McCoy) re compliance with conditions and extension to B40/B48, E4, E6 & F9 (under SSD8449 & SSD8517), 08/03/22 			
EXTERNAL LIGHTING					
F10	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 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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Harley Imber (Facility Manager) on 17/03/22 	As noted in condition E23, the external lighting of the Locomotive Workshop was deemed by an independent practitioner to have minimal to non-existent nuisance and not be obtrusive to residential users. In addition, Mirvac advised there is no street lighting around the Workshop, and no complaints have been received regarding external lighting.	Compliant	
HOURS OF OPERATION					
F11	The commercial premises may operate 24 hours a day, 7 days a week.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 and 18/03/22 	Mirvac advised that although Bays 5 to 15 are permitted to operate at all hours, the tenants, such as OMG, trade only during daytime hours (e.g. 7:00 am to 3:30 pm).	Compliant	
LOADING DOCK					
F12	The approved Loading Dock Management Plan is to be provided to all tenants annually (at least).	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development 	Mirvac advised that all currently trading tenants in Bays 5-15 (i.e. Quantum) have been provided the Loading Dock Management Plan (LDMP). Documentation provided indicates the LDMP and Work Place Travel Plan were issued however, the recipient names	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Manager) and Harley Imber (Facility Manager) on 17/03/22 <ul style="list-style-type: none"> Email from Mirvac (Harry Thompson, Senior Property Manager) to unidentified recipients re issue of LDMP & WPTP, 18/11/21 	are not shown (e.g. possibly because the recipients were blind copied in the email) and the Auditors cannot confirm which tenants received these plans. Despite this, the Auditors do not have reason to doubt that the LDMP has been provided to the tenants. The Auditors recommend as an OFI that the recipient names/companies are displayed, where possible.		
HOURS OF OPERATION – BLACKSMITH					
F13	The Blacksmith is permitted to operate 24 hours a day, 7 days per week.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/03/22 and 18/03/22 	A sign at the Bay 4 entrance to the Locomotive Workshop building indicates that the trading hours (for retail premises) are from 6:00 am to 12:00 am, Monday to Sunday. Mirvac advised that the Blacksmith currently closes each night and therefore, is not operating 24 hours a day.	Compliant	
INTERPRETATIVE DESIGN FOR THE BAY 15 SOUTH MEZZANINE					
F14 (as modified, SSD 8449 MOD 11)	The Bay 15 South mezzanine detailed interpretive design required by Condition B38B, shall be implemented to the satisfaction of Council and Heritage NSW within nine months of the approval of the detailed interpretive design.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 21/03/22 Letter from DPE (Anthony Witherdin, Director) to Mirvac (Philippa Williams) re approval of detailed interpretive design, 17/08/21 Emails between Mirvac (Philippa 	The detailed interpretive design was approved by the DPE on 17/08/21, with approval for the implementation (i.e. installation) of the design by Council and Heritage NSW required within 9 months of this date (i.e. by 17/05/22). Mirvac advised that the implementation of the detailed interpretive design for the timber platform floorboards and joists was approved by Heritage NSW by 29/10/21. Mirvac advised that Council had approved the final detailed interpretive design in July 2021 as noted in Condition B38B (prior to the formal approval from DPE). Curio Projects advised that the installation of the detailed interpretive design was completed by 16/03/22.	Compliant	

Table A: Compliance with SSD 8449					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Williams) and DPE (Candice Pon) re submission & approval of B38B detailed interpretive design (including Council approval), 20/07/21 to 19/08/21</p> <ul style="list-style-type: none"> Various emails between Mirvac (Nathan McCoy, Chris Callaghan) & Heritage NSW (David Nix) re. approval of implementation of interpretive design on platform flooring & joists/ vertical battens, 29/09/21 to 29/10/21 			

APPENDIX B

INDEPENDENT AUDIT DECLARATION FORM

INDEPENDENT AUDIT DECLARATION FORM


Project Name:	Locomotive Workshop (Bays 5 – 15)
Consent Number:	Development Consent SSD 8449
Description of Project:	Adaptive reuse of the Locomotive Workshop (Bays 5 – 15) for uses including: <ul style="list-style-type: none">a maximum of 27,458 m² GFA for commercial premises including 156 m² for retail usesassociated heritage conservation works external illumination and signage.
Project Address:	2 Locomotive Street, Australian Technology Park, Eveleigh, New South Wales
Proponent:	Mirvac Projects Pty Ltd
Title of Audit:	SSD 8449 Locomotive Workshop - Bays 5-15, 2022 Independent Environmental Audit
Date:	27 April 2022

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this Audit except as otherwise declared to the Department prior to the Audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- 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) 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
- 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 Auditor:	Victoria Sedwick
Signature:	
Qualification:	Exemplar Global Lead Auditor Accreditation No.13180
Company:	Ramboll Australia Pty Ltd
Company Address:	PO Box 560, North Sydney NSW 2060

APPENDIX C

PLANNING SECRETARY AUDIT TEAM APPROVAL

Mirvac Projects Pty Ltd
Assistance Development Manager
L28, 200 George Street
Sydney NSW 2000

By email: nathan.mccoy@mirvac.com

16/09/2021

Attention: Nathan McCoy

**ATP Locomotive Workshop (Bays 5 - 15) SSD-8449
Independent Audit Team**

I refer to your request (SSD-8449-PA-37) for the Secretary's approval of suitably qualified persons to prepare the Independent Audit for the ATP Locomotive Workshop (Bays 5 - 15) (SSD-8449).

The Department has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the nominated experts to prepare the Independent Audit.

In accordance with Schedule 2, Part C, Condition C8 of SSD-8449 as modified (the **Consent**) and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team from Ramboll Australia Pty Ltd:

- Victoria Sedwick as lead auditor
- David Ford as auditor
- Rosebud Yu as auditor
- Emily Rowe as auditor; and
- Vanessa Perkins as auditor

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or

audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Pope', with a large, stylized initial 'J'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

APPENDIX D

SITE INSPECTION PHOTOGRAPHS



Photo 1: Locomotive Workshop Bays 12 and 13 fronting Locomotive Street and wayfinding signage (14 March 2022)



Photo 2: View along Locomotive Street showing Bays 11 to 15 (14 March 2022)


Title: 2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site: Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client: Mirvac Projects Pty Ltd			



Photo 3: Drop off zone signage that was corrected following SSD 8517 IEA (14 March 2022)



Photo 4: Public domain construction work at the entrance to Bay 15 (14 March 2022)


Title:	2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 5: Looking east along public way from vicinity of Bay 9 (14 March 2022)



Photo 6: Damaged service cover on the northern edge of the public way beside railway boundary fence outside Bay 8 doorway (14 March 2022)


Title: 2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.: 318001297	Date: 27/04/22
Site: Locomotive Workshop Bays 5 – 15, Eveleigh			
Client: Mirvac Projects Pty Ltd			



Photo 7: Looking east along public way from the western end of the public way and showing the Bay 15 doorway (14 March 2022)



Photo 8: Internal entrance to Bays 5 to 13 along central walkway in Locomotive Workshop (14 March 2022)


Title:	2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 9: View of Bays 6-8, first floor, currently vacant (14 March 2022)



Photo 10: View of Bays 6-8, ground floor, currently vacant, showing preservation of a heritage item (14 March 2022)


Title:	2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh		318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 11: Bay 15 bike storage area (14 March 2022)



Photo 12: Bay 15 south, second floor, currently vacant (14 March 2022)


Title:	2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh		318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 13: Bay 15, reused heritage timber flooring (14 March 2022)



Photo 14: Bay 15, heritage items reuse and storage (steel posts), bay windows (14 March 2022)



Title:	2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 15: Bay 15, heritage items reuse and storage (steel beams) as a wall feature (14 March 2022)



Photo 16: Bay 15, heritage items reuse and storage (molds) as a wall feature (14 March 2022)

Title:	2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh		318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			

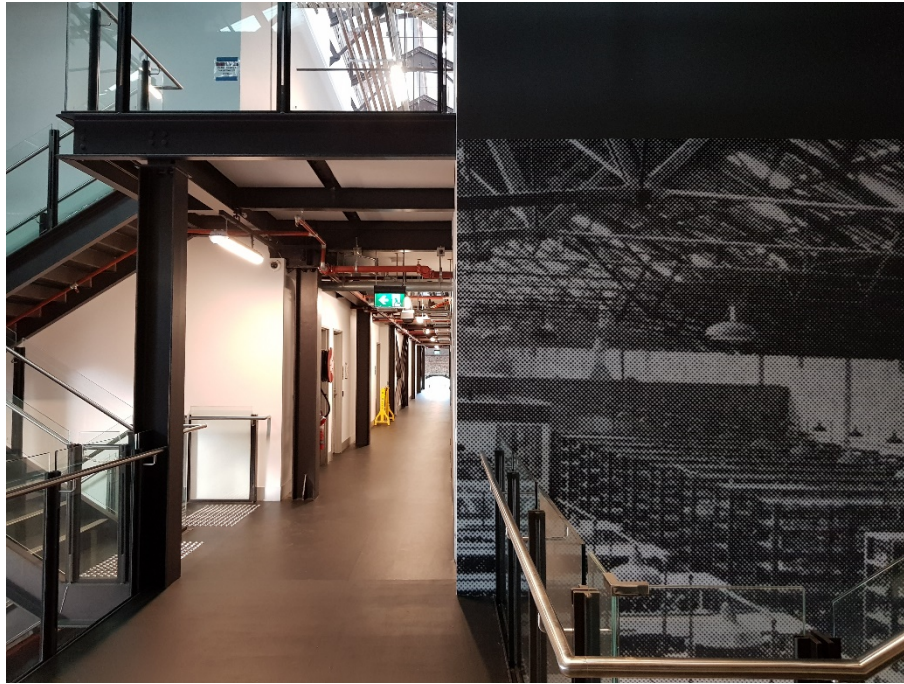


Photo 17: Bay 15 north, heritage image as a wall feature (14 March 2022)



Photo 18: Bay 15 bathroom and change room


Title: 2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.: 318001297	Date: 27/04/22
Site: Locomotive Workshop Bays 5 – 15, Eveleigh			
Client: Mirvac Projects Pty Ltd			



Photo 19: Bay 15 storage area for remaining construction materials including a small quantity of unbundled paints / chemicals. Spill kit available next to the chemicals (14 March 2022)



Photo 20: Bay 15 storage of heritage items (14 March 2022)


Title: 2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.: 318001297	Date: 27/04/22
Site: Locomotive Workshop Bays 5 – 15, Eveleigh			
Client: Mirvac Projects Pty Ltd			



Photo 21: Bay 15 Storeroom for remaining heritage items including roof lanterns (14 March 2022)



Photo 22: Bay 15 Storeroom entrance with Elevated Work Platform (14 March 2022)


Title: 2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.: 318001297	Date: 27/04/22
Site: Locomotive Workshop Bays 5 – 15, Eveleigh			
Client: Mirvac Projects Pty Ltd			



Photo 23: Bay 15 western entrance, which comprises remaining unfinished construction work, with security fence and entrance to Eveleigh Railway Workshops on left (14 March 2022)



Photo 24: Western private roadway looking south towards Locomotive Street, with Bay 15 Chillers on left and glass panes for Bay 15's western entrance doorway (14 March 2022)


Title:	2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client:	Mirvac Projects Pty Ltd			



Photo 25: Bulk-bag of unidentified construction waste material in Bingo waste skip bin located in western private roadway, associated with SSD 8517 Public Domain construction work (14 March 2022)



Photo 26: Waste bin room in Loading Dock area, Bays 1-2 North


Title: 2022 Independent Environmental Audit SSD 8449	Approved: VS	Project-No.: 318001297	Date: 27/04/22
Site: Locomotive Workshop Bays 5 – 15, Eveleigh			
Client: Mirvac Projects Pty Ltd			



Photo 27: Signage and boom gate at entrance to Locomotive Street (14 March 2022)



Photo 28: Signage and boom gate at truck entrance to access Locomotive Workshop Loading Dock (14 March 2022)

Title:	2022 Independent Environmental Audit SSD 8449	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 5 – 15, Eveleigh	VS	318001297	27/04/22
Client:	Mirvac Projects Pty Ltd	