

Pre-Construction Compliance Report

Locomotive Workshop SSD 8449

June 2019

1 Version control

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Report name: Locomotive Workshop Pre-Construction Compliance Report

Version name	Date
Revision 1	19/12/2018
Revision 2	20/06/2019
<u>Revision 3</u>	<u>21/06/2019</u>

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2 Executive Summary

This Pre-construction Compliance Report is written in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). This document has been submitted in accordance with the timeframes set out in the Compliance Monitoring and Reporting Program submitted to the Compliance Office, Department of Planning NSW on 28/02/19.

3 Introduction

3.1 Background

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

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

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

3.2 Site Description

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

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

3.3 Project Details

Project name	Locomotive Workshop, Australian Technology Park
Application number	SSD 8449
Project address	2 Locomotive Street, Eveleigh, NSW 2015
Project phase	Pre-construction
Compliance reporting period	Pre-construction
Project activity summary	Not applicable, the project start on site is anticipated for 1 st May 2019.
Key project personnel	Uma Springford, Senior Development Manager, Mircvac Email: uma.springford@mirvac.com Chris Callaghan, Project Manager, Mircvac Email: chris.callaghan@mirvac.com

3.4 Compliance Monitoring and Reporting Schedule

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

Report	Timing	Anticipated Lodgement Date
Compliance Monitoring and Reporting Program	Submitted to DPE 28/02/19	
Pre-Construction Compliance Report	This Report	12/04/2019
Compliance Report 1	26 weeks following Commencement of works	30/10/2019
Compliance Report 2	26 weeks following Compliance Report 1	29/04/20 19

4 Compliance Status Summary

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

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

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

5 Previous Report Action

Not applicable

6 Incidents

Not applicable

7 Complaints

Not applicable

Appendix A – Compliance Report Declaration Form

Compliance Report Declaration Form	
Project Name	Locomotive Workshop, South Eveleigh
Project Application Number	SSD 8449
Description of Project	Bays 1-4a Adaptive Reuse of the Locomotive Workshops
Project Address	2 Locomotive Street, Eveleigh NSW 2015
Proponent	Mirvac Projects (Retail & Commercial) Pty Limited
Title of Compliance Report	Pre-Construction
Date	12/04/2019

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

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

Notes:

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

Name of Authorised Reporting Officer	Uma Springford
Title	Senior Development Manager
Signature	<i>U. Springford</i>
Qualification	B.Eng (Hons)
Company	Mirvac
Company Address	Level 28, 200 George Street Sydney 2000



Appendix B – Compliance Report

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and Comments	Compliance Status
Part A ADMINISTRATION CONDITIONS					
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>Notes:</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. 	During Construction	Structural design certificate confirming the structural adequacy of the building to carry new loads is required for all structural works	Design Certificate	Compliant
A16	<p>REVISION OF STRATEGIES, PLANS AND PROGRAMS</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (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, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	During Construction	Review reports within 3 months of submission and notify Department	Notification to the Secretary	Not triggered
A20	<p>Prior to the issue of the Construction Certificate for each stage of the development, a Long Service Levy is required to be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.</p>	Pre-Construction/During Construction	Provide evidence of first payment subject to agreement of instalments with LS Payments Corporation	Receipt of payment	Compliant Not triggered

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<p>REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006 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). 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>	<p>Pre-Construction</p>	<p>Provide evidence of payment of Contributions</p>	<p>Receipt of payment</p>	<p>Not triggered <u>Compliant</u></p>
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A22	<p>REDFERN-WATERLOO AUHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006</p> <p>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 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> <p>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.</p> <p>Email info@ugdc.nsw.gov.au or phone 9216 5700 to confirm indexed amount of the contribution, prior to preparation of a bank cheque or finalisation of any agreed alternate payment method made out to the UrbanGrowth NSW Development Corporation.</p> <p>A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available on the website www.ugdc.nsw.gov.au.</p>	Pre-Construction	Provide evidence of payment of Contributions	Receipt of payment	Not triggered <u>Compliant</u>
Part B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					

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B1	<p>EXTERNAL WALLS AND CLADDING The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	During Construction	Obtain design certificate from Structural engineer	Design Certificate	Not triggered
B2	<p>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.</p> <p>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.</p>	During Construction	Provide PCA evidence of compliance with condition	Design Certificate	Not triggered
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.	During Construction	Drawings to be provided indicating compliance with this condition of consent	Design Certificate	No triggered
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.	At all times	Mirvac to comply		Compliant



<p>B7</p>	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN 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 construction methods (including noise from construction traffic) against the objectives identified in (d) (f) where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts (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 (h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity (i) measures to monitor noise performance and respond to complaints (j) effective site induction, and ongoing training and awareness measures for personnel (e.g. tool box talks, meetings etc).</p>	<p>Pre-construction</p>	<p>Arup to prepare CNVMP as per this condition of consent</p>	<p>Management Plan</p>	<p>Compliant</p>
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<p>B8</p>	<p>AIR QUALITY MANAGEMENT PLAN Prior to the issue of the relevant Construction Certificate, an Air Quality Management Plan (AQMP) must be prepared for the project and approved by the PCA. It must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods). The AQMP must be implemented and must include, as a minimum: (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. The Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.</p>	<p>Pre-construction</p>	<p>JBS&G to prepare AQMP as per this condition of consent</p>	<p>Management Plan</p>	<p>Compliant</p>
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<p>B9</p>	<p>CONSTRUCTION WASTE MANAGEMENT PLAN 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: (a) A Stockpile, Contamination Soil and Sediment Management Plan including: (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); (ii) details of how the stockpiled waste material will be kept separate from non-contaminated waste material; (iii) procedures for minimising the movement of waste material around the site and double handling; and (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. (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. (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. (d) Details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): (i) a traffic plan showing transport routes within the site; (ii) location of stockpiles at each stage as they migrate within the site; (iii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and (iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate).</p>	<p>Pre-construction</p>	<p>JBS&G to prepare CWMP as per this condition of consent</p>	<p>Management Plan</p>	<p>Compliant</p>
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(e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.



<p>B10</p>	<p>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN 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, but not be limited to, the following matters: (a) location of the proposed work zone (b) haulage routes (c) construction vehicle access arrangements (d) estimated number of construction vehicle movements (e) construction program (f) consultation strategy for liaison with surrounding stakeholders (g) any potential impacts to general traffic, pedestrians and bus services within the vicinity of the site from construction vehicles during construction (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 (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 (j) include the builder's direct contact number to small businesses adjoining or impacted by the construction work, the Transport Management Centre and Sydney Coordination Office within TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time</p>	<p>Pre-construction</p>	<p>Prepare CP&TMP as per this condition of consent. To be prepared in consultation with Council and CBD Coordination Office</p>	<p>Management Plan with evidence of consultation</p>	<p>Compliant</p>
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(k) parking arrangements for construction workers and sub-contractors, and any measures proposed to avoid parking in the streets in the local area
(l) pedestrian/cyclist and traffic management measures.



B11	<p>PRE-CONSTRUCTION DILAPIDATION REPORT The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be approved by the PCA prior to the issue of the Stage 2 Construction Certificate. A copy of the report is to be forwarded to each of the affected property owners. 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. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is the sooner.</p>	During Construction	Dilapidation Report to be carried out pre-construction and submitted for approval to the PCA	Dilapidation Report	Compliant
B12	<p>MECHANICAL VENTILATION All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with relevant Australian Standards, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate. The PCA must be satisfied that the proposed system is leading industry standard in terms of environmental performance.</p>	During Construction	Mechanical design certificate and mechanical drawings required for compliance.	Design Certificate Drawings	Not Triggered



B13	<p>SYDNEY WATER ASSETS 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).</p>	Pre-construction	Building plan submitted to Sydney Water to obtain approval	Letter of Approval	<u>SubmittedCompliant</u>
B14	<p>The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-buildingdeveloping/building/sydney-water-tap-in/index.htm</p>	Pre-construction	Building plan submitted to Sydney Water to obtain approval	Letter of Approval	<u>SubmittedCompliant</u>
B15	<p>A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. It is recommended to apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.</p>	Pre-construction	Section 73 Application to be submitted to Sydney Water	Notice of Requirements and Section 73 Approval	<u>SubmittedCompliant</u>
B16	<p>INSTALLATION OF WATER EFFICIENCY MEASURES 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.</p>	During Construction	Provide architectural specification or letter of compliance	architectural specification or letter of compliance	Not Triggered
B17	<p>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.</p>	During Construction	Provide architectural specification or letter of compliance	architectural specification or letter of compliance	Not Triggered
B18	<p>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).</p>	During Construction	Provide architectural specification or letter of compliance	architectural specification or letter of compliance	Not Triggered

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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.	During Construction	Provide architectural specification or letter of compliance	architectural specification or letter of compliance	Not Triggered
B20	RAINWATER HARVESTING AND RECYCLING Prior to the issue of the first Construction Certificate for the relevant building structure works, 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.	During Construction	Provide certificate of compliance to satisfy this condition of consent	Design Certificate	Not Triggered
B21	STORMWATER AND DRAINAGE Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by the PCA. All approved details for the disposal of stormwater and drainage are to be implemented in the development.	During Construction	Letter of approval from AT&L and Harris Page to be submitted for approval by the PCA	LOA	Compliant
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.	During Construction	Letter of approval from AT&L and Harris Page to be submitted for approval by the PCA	LOA	Compliant
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. Note: Contact Council's Legal Unit prior to the drafting of the positive covenant.	During Construction	Letter of approval from AT&L and Harris Page to be submitted for approval by the PCA	LOA	Compliant

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B24	An "Application for Approval of Stormwater Drainage Connections" must be submitted to the relevant authority with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the relevant authority's drainage system.	During Construction	Letter of approval from AT&L and Harris Page to be submitted for approval by the PCA	LOA	Compliant
B25	<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:</p> <p>(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by 85%;</p> <p>(iii) reduce the baseline annual pollutant load for total phosphorous by 65%;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by 45%</p>	During Construction	Mirvac to obtain a stormwater quality assessment report and submit to PCA for approval. The consultant preparing this report must certify the design in accordance with this condition of consent	Stormwater Quality Assessment Report	<u>Not triggered - A Section 4.55 Modification (SSD-8517-Mod-1) has been submitted to the Department of Planning on 31/03/19 to amend the DA condition wording with respect to the Stormwater pollutant loads. The Modification is currently with the Department for Assessment. Non-Compliant</u>
B26	<p>EROSION AND SEDIMENT CONTROL</p> <p>Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the PCA prior to the issue of the relevant Construction Certificate.</p>	Pre-construction	Drawings to be provided indicating compliance with this condition of consent	Drawings	Compliant



B27	<p>ACCESS FOR PEOPLE WITH DISABILITIES Prior to the issue of the relevant Construction Certificate, detailed design documentation demonstrating compliance with the recommendations of the Access Report (Final), prepared by Morris Goding Accessibility Consulting, dated 25 October 2017 shall be provided to and approved by the PCA. Any works must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The PCA must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on the Construction Certificate drawings.</p>	During Construction	Detailed drawings to be submitted for approval to the PCA meeting the requirements of the Access Report referenced	Design Certificate	Not triggered
B28	<p>HERITAGE INTERPRETATION 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 and relevant NSW Heritage Division guidelines and includes material and intangible cultural heritage.</p> <p>It must require the Stage 2 Heritage Interpretation Plan be consistent with the Stage 1 Heritage Interpretation Plan, outline the next steps for the Stage 2 Heritage Interpretation Plan, identify concepts that have been further developed for the Locomotive Workshop, including interpretative elements for the loading dock and travelator and detail consultation undertaken with the Heritage Council and Council. It shall also provide for the subsequent stages of the Heritage Interpretation Plan 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.</p>	Pre-construction	Heritage IP to be prepared in consultation with the Heritage Council and Council to the satisfaction of the Planning Secretary. Evidence submitted to the PCA	Stage 2 Heritage Interpretation Plan	<u>Submitted Compliant</u>



B29	<p>REMEDIATION 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>	Pre-construction	JBS&G to prepare a REMP for approval by the PCA	REMP	Compliant
B30	<p>UTILITY SERVICES Prior to the issue of a relevant Construction Certificate, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the construction of the development and demonstrate to the PCA that a satisfactory solution has been agreed to by all parties.</p>	Pre-Construction	Engage with Utility authorities to obtain written approval	Written approval/letter of approval Evidence of correspondence	Compliant
B31	<p>DETAILED DESIGN INFORMATION 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. Evidence that genuine consultation with the Heritage Council has occurred must also be submitted to the secretary.</p>	During Construction			Not triggered
B31, part A	Details of the floor finishes within the central spin within Bays 5-7 - CC4 – services and base building fit out	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, part B	Detailed plans of the Bay 5 wall face (dividing wall between Bay 4a and Bay 5) - CC3 - Structure	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered



B31, Part C	Details of the proposed construction of the service pods, materials and finishes, mezzanine levels and the methods of protection to significant heritage fabric. - CC3 - Structure	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, Part D	Details of the extent of existing heritage superstructure that will be removed - CC3 - Structure	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, Part E	Details of the materials to be used for recladding the roof, and details of the exact location and extent of the removal of the existing smoke attenuation louvres - CC5 – Façade and Roof	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, Part F	Details of the roof platform and it structural supports - CC3 - Structure	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, Part G	Details of the internal and external lighting. - CC4 – Services and Base Building Fit-Out	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B31, Part H	Detail of exterior material palette - CC5 -Façade and roof	During Construction	Mirvac to meet with Heritage Council and Council to present relevant detailed drawings	Letter of Approval	Not triggered
B32	ROOF PLANT LAYOUT Prior to the issue of a relevant Construction Certificate, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the construction of the development and demonstrate to the PCA that a satisfactory solution has been agreed to by all parties.	During Construction	Provide roof plan in accordance with this condition of consent. Architect to provide certificate of compliance with this condition of consent	Design Certificate	Not triggered



B33	<p>HERITAGE CONSULTANT 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: (a) must provide input into the detailed design (b) shall inspect the demolition and removal of material (c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged (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 (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 (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 commencement of works on the site, whichever is earlier.</p>	Pre-Construction	Provide evidence of engagement/contract with Heritage Consultant to satisfy this condition of consent	Letter of Engagement/ Evidence of Commission	Compliant
B34	<p>HERITAGE - NEW SERVICES The Heritage Consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the CMP. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces, must be prepared to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.</p>	During Construction	Heritage Consultant to provide PCA letter of compliance to satisfy this condition of consent	Letter of Compliance	Not triggered



B36

TENANCY FIT OUT GUIDELINES

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.

The guidelines are to be consistent with the visual sight line zone (as shown on the approved ground floor plan), which requires:
 (a) all balustrades within the zone to be semi-framed glazing
 (b) tenancy walls and fit outs within the zone are to be low height (maximum of 1200 mm) and open or transparent
 (c) tenancy walls are to be glazed and any moveable heritage items are integrated into the fit out

(d) fit out items must not cover or obscure the heritage structure or equipment

(e) full height walls on level 1 are to be avoided in the zone or glazed if proposed

The guidelines are to require individual lighting plans for each tenancy, that are consistent with the lighting design prepared for the Locomotive Workshop.

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. The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.

Future development applications shall ensure that fit-out works are consistent with the approved fit-out design guidelines.

During Construction

Guidelines to be prepared in consultation with Heritage Council and Council to the satisfaction of Planning Secretary

Evidence of Consultation and approval

Not triggered
[Submitted](#)



B37	<p>BLACKSMITH PLAN OF MANAGEMENT A plan of management for the continued operation of the Blacksmith must be submitted and endorsed by the Secretary prior to the issue of any construction certificate. The plan of management must be prepared by the Applicant and include:</p> <p>a) the continued permitted hours of operation: 24 hours and day 7 days per week 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</p>	Pre-construction	Management Plan to be prepared by the applicant	Management Plan	<u>Submitted to DPE 2/04/19 Compliant</u>
B38	<p>HERITAGE INTERPRETATION 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 the approval by the Planning Secretary. This plan shall be prepared in accordance with the Stage 1 Heritage Interpretation Plan, the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan and relevant NSW heritage Division guidelines. Stage 2 shall be prepared in consultation with the Heritage Council, and other stakeholders, including former workers, aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised.</p>	Pre-construction	Stage 2 HIP to be submitted to satisfy this condition of consent	Stage 2 HIP	<u>Submitted Compliant</u>
B39	<p>MOVEABLE HERITAGE The conservation and management of moveable heritage items is to be informed by an experienced moveable heritage consultant with a working knowledge of the site. The placement, storage and interpretation of all moveable heritage items housed within the Locomotive Workshop is required to be finalised as part of the Stage 2 Heritage Interpretation 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).</p>	Pre-construction	Stage 2 HIP to be submitted to satisfy this condition of consent	Stage 2 HIP	<u>Submitted Compliant</u>

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B40	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 recommendation on the future conservation, management, display conditions, storage, security, and identify the location and management of all moveable heritage.	During Construction	Updated 12 months after submission for the first construction certificate and provide further information.	MCMP plan	Submitted
PART C PRIOR TO COMMENCEMENT OF WORKS					
C1	NOTIFICATION OF COMMENCEMENT The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	At all times	Written notice given to the Department	Written correspondence	Not Triggered <u>Ongoing</u>
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 development to be carried out in that stage.	At all times	Written notice given to the Department	Written correspondence	Not Triggered <u>Ongoing</u>

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C3	<p>ACCESS TO INFORMATION 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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Pre-Construction	Make publicly available on the website	Evidence of upload to website	Not Triggered <u>Ongoing</u>
C4	<p>COMPLIANCE REPORTING No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.</p>	Pre-Construction	Prepare and submit Compliance Monitoring and Reporting Program to the DPE	Receipt of submission and approval	Compliant
C5	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	Ensure compliance with requirements of the CRPAR	Receipt of submission and approval	Submitted <u>Ongoing</u>

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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.	At all times	Mirvac to comply		Not Triggered
C7	INDEPENDENT AUDIT 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.	Pre-Construction	Prepare and submit Independent Audit Program to the DPE	Receipt of submission and approval	Compliant
C8	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department under condition C7 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	At all times	Mirvac to comply		Compliant
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C8 of this consent; (b) submit the response to the Department; and (c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	At all times	Mirvac to comply		Not Triggered
C10	COMMUNITY COMMUNICATION STRATEGY A Community Communication Strategy must be prepared, in consultation with the Community Liaison Group (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.	Pre-Construction	Plan has been developed	CCS Plan	Compliant



C11	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Pre-Construction	Plan has been developed	CCS Plan	Compliant
C12	<p>The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work.</p>	Pre-Construction	Plan has been developed	CCS Plan Evidence of approval from Planning Secretary	Compliant
C15	<p>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.</p>	Pre-Construction	Mirvac to ensure clause/note is in the subcontractor contract and all contractors are instructed to comply with conditions of consent		Compliant
C16	<p>UTILITY SERVICES C16. Prior to the commencement of work, the Applicant is to obtain written approval from the utility authorities (electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.</p>	Pre-Construction	Obtain written Approval from Ausgrid, Jemena, Optus, Telstra	Written approval/letter of approval	Compliant

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C17	<p>HOARDING C17. 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: (a) architectural, construction and structural details of the design as well as proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. 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>	Pre-Construction	Not Applicable		Compliant
C18	<p>GEOTECHNICAL REPORTS C18. 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: (a) appropriate drilling methods and techniques (b) vibration management and monitoring (c) dilapidation survey (d) support and retention of excavated faces (e) hydrogeological considerations. The recommendations of the report are to be implemented during the course of the works.</p>	Pre-Construction	Provide geotechnical investigation to PCA prior to commencement of works	Plan submitted to PCA/Receipt	Compliant
C19	<p>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.</p>	At all times	Mirvac to comply		Not Triggered
C20	<p>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.</p>	At all times	Mirvac to comply		Not Triggered

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C21	C21. Should any of the subterranean structure of the building, such as brick arch footings, and any other rail associated infrastructure be revealed during the excavation works for the traveller, lift pits and other services, then works must cease and an appropriately qualified historical archaeologist must investigate and archival record any of the building fabric found. A final archival record must be submitted to the Planning Secretary, the City of Sydney and the NSW Heritage Division, within 12 months of the last occupation certificate being issued.	Pre-Occupation	Archival recording photographer engaged on scope for totality of project phases	Archival recording	Not Triggered
C23	HERITAGE – ARCHIVAL RECORD C23. A photographic archival recording of all areas of the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic recording of Heritage Items using Film or Digital Capture'. The original copy of the archival record must be deposited with the Heritage Division, Office of Environment and Heritage, and an additional electronic copy provided to the City of Sydney.	Pre-Construction	Mirvac to comply	Archival recording	Compliant
C24	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.	Pre-Construction	A storage methodology is to be prepared and submitted to the Heritage Council		<u>Submitted</u> <u>Compliant</u>
C25	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.	Pre-Construction	Surveyor to confirm as per conditions in pro-forma letter of approval	Letter of approval	Compliant

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C26	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.	Pre-Construction	Surveyor to conduct on-site visit and lodge POSI application	POSI application	Compliant
Part D During Construction					
D1	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 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.	Pre-Construction	Provide work method statement to satisfy this condition prior to commencement of works	Work method statement	Compliant
D27	SURVEY CERTIFICATE D27. A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works certifying the location of the building in relation to the boundaries of the allotment.	Pre-Occupation	Registered survey to provide report as per this condition at completion of the works	Survey Certificate	Not Triggered
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					



E2	<p>REMEDIATION AND SITE VALIDATION</p> <p>E2. Within 6 months of the completion of the remediation works on site, and prior to the issue of any Occupation Certificate, the Applicant shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA, the Planning Secretary, the Certifying Authority, and the Council. The validation and audit process may occur progressively to the satisfaction of the site auditor. 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. 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>	Pre-Occupation	SAS Report to be submitted in accordance with this condition of consent	SAS report	Not Triggered
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E3	<p>CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN E3. Prior to the issue of an Occupation Certificate, 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 months of the completion of remediation works, unless otherwise agreed by the Secretary. The LTEMP shall include, but not be limited to: (a) a description of the nature and location of any contamination remaining on site; (b) provisions to manage and monitor any remaining contamination; (c) a groundwater monitoring program to assess the potential impact of fill material placed below ground water; (d) mechanisms to report results to relevant agencies; (e) triggers that would indicate if further remediation is required; and (f) details of any contingency measures that the Applicant would carry out to address any ongoing contamination. Upon completion of the remediation works, the Applicant shall manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by the EPA under the CLM Act.</p>	Pre-Occupation	LTEMP Report to be submitted in accordance with this condition of consent	LTEMP Report	Not Triggered
E4	<p>HERITAGE INTERPRETATION E4. Prior to the issue of the first Occupation Certification for Locomotive Workshop, the Applicant shall submit a stage 2 Heritage Interpretation Plan for the Locomotive Workshop for approval by the Planning Secretary. This plan shall be prepared in accordance with stage 1 Heritage Interpretation Plan, the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. Stage 2 shall be prepared in consultation with the Heritage Council and Council, and other stakeholders, including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised.</p>	Pre-Occupation	Stage 2 HIP to be submitted to satisfy this condition of consent	Stage 2 HIP	Not Triggered

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E5	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.	Pre-Occupation	Stage 2 HIP to be submitted to satisfy this condition of consent	Stage 2 HIP	Not Triggered
E6	ONGOING CURATION, INTERPRETATION AND CONSERVATION Future development applications must ensure that fit out works are consistent with the approved stage 2 Heritage Interpretation Plan.	At all times	Mirvac to comply		Not Triggered
E7	SYDNEY WATER COMPLIANCE A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.	Pre-Occupation	Obtain S73 certificate from Sydney Water	Section 73 Approval	Not Triggered
E8	OCCUPATION CERTIFICATE 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.	Pre-Occupation	Noted		Not Triggered
E9	MECHANICAL VENTILATION Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificate, that the installation and performance of the all mechanical systems complies with: (a) the BCA; (b) Australian Standard AS1668 and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the New South Wales Fire Brigade and having regard to any approvals issued by the Independent Liquor and Gaming Authority (ILGA).	Pre-Occupation	Mechanical installation certificate required for compliance.	Design Certificate	Not Triggered



E10	<p>TRAVEL DEMAND MANAGEMENT The Applicant shall prepare a Work Place Travel Plan, in consultation with TfNSW, for the proposed development which must be approved by the Planning Secretary prior to issue of the first Occupation Certificate for Locomotive Workshop. The Plan shall be included in the staff induction information for incoming employees and shall aim to achieve the following: (a) Facilitate the sustainable and safe travel of staff; (b) Encourage high modal share for public transport, cycling and walking to work with flexible working arrangements; (c) Provide appropriate facilities at the site to enable staff and visitors to commute by sustainable transport modes; (d) Reduce the need to travel for work related activities; (e) Avoid parking on local streets in residential areas; (f) Establish a means of monitoring the mode share of employees and visitors; (g) Raise awareness of sustainable transport amongst staff; and (h) Reduce the number of car journeys associated with business travel by staff and visitors.</p>	Pre-Occupation	Traffic consultant to prepare Travel plan for approval by the Planning Secretary	Work Place Travel Plan and evidence of consultation	Not Triggered
E11	<p>POST CONSTRUCTION DILAPIDATION REPORT Prior to the issue of the final Occupation Certificate: (a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads; (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: (c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (e) a copy of this report is to be forwarded to the Secretary and each of the affected property owners.</p>	Pre-Occupation	Post construction dilapidation report to be prepared (onsite inspection). Written approval from authorities to be obtained. Report to be forwarded to Secretary and adjoining property owners.	Dilapidation Report and evidence of the report being sent to the Secretary and adjoining property owners	Not Triggered



E12	<p>FIRE SAFETY CERTIFICATION Prior to the issue of the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and PCA and be prominently displayed in the building.</p>	Pre-Occupation	Fire Safety Certificate	Certificate	Not Triggered
E13	<p>STRUCTURAL INSPECTION CERTIFICATE 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: (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 (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	Pre-Occupation	Structural installation certificate required for the building for all structural works	Structural inspection certificate	Not Triggered
E14	<p>WASTE DISPOSAL All waste generated on site must be classified and disposed of in accordance with the Waste Classification Guidelines (DECC 2008).</p>	At all times	Mirvac to comply		Not Triggered
E15	<p>Prior to the issue of the first Occupation Certificate for Bays 1-4a, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.</p>	Pre-Occupation	Mirvac to provide copy of contract as per this condition of consent	copy of contract	Not Triggered
E16	<p>Prior to the issue the relevant Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have been completed in accordance with Condition B18.</p>	Pre-Occupation			Not Triggered



E17	<p>ACOUSTIC COMPLIANCE Prior to the issue of a relevant Occupation Certificate, 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.</p>	Pre-Occupation			Not Triggered
E18	<p>LOADING DOCK MANAGEMENT PLAN 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 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: (a) allocation of loading spaces (b) restrictions on delivery times to ensure all loading activities are undertaken outside of peak pedestrian hours (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 (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 Sydney Co-ordination Office and Council in respect of the Loading Dock Management Plan must be submitted to the Secretary.</p>	Pre-Occupation	<p>LDMP to be prepared by traffic consultant in consultation with Mirvac Asset Management, Sydney Coordination Office and Council and submitted to the Secretary for approval</p>	<p>LDMP Evidence of approval</p>	Not Triggered



E19	<p>SERVICE VEHICLE ACCESS ROUTE 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, being Rosehill Street and Margaret Street to the ATP site. This includes undertaking the required changes to 'no stopping' parking restriction on Rosehill Street. 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 vehicle access to the Locomotive Workshop.</p>	Pre-Occupation	Endorsement form the Council Local Pedestrian and Calming Committee	LOA	Not Triggered
E20	<p>STORMWATER 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</p>	Pre-Occupation			Not Triggered
E21	<p>Prior to the issue of the relevant Occupation Certificate, maintenance schedules of the proposed water sensitive urban design and drainage measures must be submitted to and approved by the PCA and a copy provided to Council.</p>	Pre-Occupation			Not Triggered
E22	<p>Prior to the issue of any Occupation Certificate, a Positive Covenant must be registered on the title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.</p>	Pre-Occupation			Not Triggered
E23	<p>EXTERNAL LIGHTING External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the PCA evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.</p>	Pre-Occupation	Installation certificate as per this condition to be submitted	Installation Certificate	Not Triggered
E24	<p>The Department must be notified in writing of the dates of commencement of operation at least 48 hours before operation is likely.</p>	Pre-Occupation		Notification	Not Triggered



PART F POST OCCUPATION					
F1	<p>WORK PLACE TRAVEL PLAN F1. The Applicant shall implement the Work Place Travel Plan (WPTP) (Condition E14), 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.</p>	Post Occupation			Not Triggered
F2	<p>WAYFINDING The Applicant shall implement wayfinding strategies 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.</p>	Post Occupation			Not Triggered
F3	<p>PUBLIC WAY TO BE UNOBSTRUCTED The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.</p>	Post Occupation			Not Triggered
F4	<p>LOADING AND UNLOADING All loading and unloading of service vehicles in connection with the use of the premises shall be carried out in accordance with the requirements of Condition E21.</p>	Post Occupation			Not Triggered
F5	<p>The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.</p>	Post Occupation			Not Triggered
F6	<p>NOISE CONTROL – GENERAL The emission of noise associated with the use of Locomotive Workshop, the operation of any mechanical plant and equipment 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; (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; (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</p>	Post Occupation			Not Triggered



	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.			
F7	<p>NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT 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. Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</p>	Post Occupation		Not Triggered
F8	<p>ANNUAL FIRE SAFETY CERTIFICATION 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.</p>	Post Occupation		Not Triggered
F9	<p>HERITAGE DOCUMENTATION 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 2 years of the final Occupation Certificate for Locomotive Workshop. Once endorsed, electronic copies of the updated heritage management documents are to be provided to the City of Sydney Council for its own records.</p>	Post Occupation		Not Triggered



F10	<p>EXTERNAL LIGHTING 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.</p>	Post Occupation			Not Triggered
F11	<p>HOURS OF OPERATION The commercial premises may operate 24 hours a day, 7 days a week</p>	Post Occupation			Not Triggered
F12	<p>LOADING DOCK The approved Loading Dock Management Plan is to be provided to all tenants annually (at least)</p>	Post Occupation			Not Triggered
F13	<p>HOURS OF OPERATION - BLACKSMITH The Blacksmith is permitted to operate 24 hours a day, 7 days per week.</p>	Post Occupation			Not Triggered