

Intended for
Mirvac Projects Pty Ltd

Document type
Final Report

Date
5 November 2021

SSD 8517 LOCOMOTIVE WORKSHOP – BAYS 1-4A 2021 INDEPENDENT ENVIRONMENTAL AUDIT

SSD 8517 LOCOMOTIVE WORKSHOP – BAYS 1-4A 2021 INDEPENDENT ENVIRONMENTAL AUDIT

Project name **SSD 8517 Locomotive Workshop 2021 Independent Environmental Audit**
Project no. **318001297**
Recipient **Mirvac Projects Pty Ltd**
Version **Final Report – F2**
Date **05/11/2021**
Prepared by **Emily Rowe / Rosebud Yu**
Checked by **Victoria Sedwick**
Approved by **Victoria Sedwick**
Description **Independent Environmental Audit of the Locomotive Workshop Bays 1-4a under SSD 8517**

Version Control Record

Revision	Date	Comments
Table A, Draft D1	28/10/21	Audit Table issued for review by Mirvac for factual accuracy
Draft Report D2	02/11/21	Report issued for review by Mirvac for factual accuracy
F1	04/11/21	Final Report
F2	05/11/21	Final Report reissued after further factual review by Mirvac

This document is issued to Mirvac Projects Pty Ltd for the purposes of an Independent Environmental Audit of the Locomotive Workshop Bays 1 – 4a development at South Eveleigh. It should not be used for any other purpose.

Whilst reasonable attempts have been made to ensure that the contents of this report are accurate and complete at the time of writing, Ramboll Australia Pty Ltd disclaims any responsibility for loss or damage that may be occasioned directly or indirectly through the use of, or reliance on, the contents of this report.

© Ramboll Australia Pty Ltd

Ramboll
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

CONTENTS

Acronyms and Abbreviations	iv
1. Executive Summary	1
2. Introduction	3
2.1 Background	3
2.2 Audit Team	4
2.3 Audit Objectives	4
2.4 Audit Scope	4
2.5 Audit Period	5
3. Methodology	6
3.1 Selection and Endorsement of Audit Team	6
3.2 Independent Audit Scope Development	6
3.3 Site Inspection and Interviews	6
3.4 Consultation	7
3.5 Compliance Status Descriptors	7
4. Audit Findings	8
4.1 Approvals and Documents Reviewed	8
4.2 Compliance Performance	9
4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions	9
4.4 Previous Audit Recommendations	9
4.5 EMP, Sub-plans and Post Approval Documents	13
4.6 EMS	13
4.7 Environmental Performance	13
4.8 Complaints	13
4.9 Incidents	13
4.10 Actual Versus Predicted Environmental Impacts	14
4.11 Site Inspection	14
4.12 Site Interviews	14
4.13 Improvement Opportunities	14
4.14 Key Strengths	15
5. Recommendations and Opportunities for Improvement	16
5.1 Non-compliance Recommendations	16
5.2 Opportunity for Improvement Recommendations	16
6. Conclusions	18

TABLES

Table 1: Summary of Non-compliances - SSD 8517	9
Table 2: Status of Previous Audit Recommendations - SSD 8517	10
Table 3: Opportunities for Improvement - SSD 8517	14
Table 4: Non-compliance Recommendations - SSD 8517	16
Table 5: Opportunity for Improvement Recommendations - SSD 8517	16

APPENDICES

Appendix A

Independent Audit Table

Appendix B

Independent Audit Declaration Form

Appendix C

Planning Secretary Audit Team Agreement

Appendix D

Site Inspection Photographs

ACRONYMS AND ABBREVIATIONS

AQMP	Air Quality Management Plan
BCA	Building Code of Australia
CC	Construction Certificate
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
DPIE	NSW Department of Planning, Industry & Environment
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
OWMP	Operational Waste Management Plan
PCA	Principal Certifying Authority
PCBC	Philip Chun Building Compliance
PV	Photovoltaic
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 Retail Development, which is the subject of this report, is required under consent Conditions C7 to C9 of SSD 8517. The IEA for the Commercial Development under SSD 8449 will be reported separately.

Under Condition A23 of SSD 8517, the development will be carried out in six 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. For the second IEA, CCs for Stages 3 (CC3) and 4 (CC4) had also been issued with structural, services and base build fit out works in progress and CCs for sub-stages had also been issued (CC2a, CC4a, CC4b and CC5a).

For this third IEA, a CC for Stage 6 (CC6) had been issued for public domain works in Locomotive Street. There had also been a further modification to the consent (MOD 9) and CCs for sub-stages of work were also issued (CC3a, CC4c, CC5b, CC5c).

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project under SSD 8517 during the Audit Period. The Audit Period was from 18 September 2020 to 15 October 2021. A site inspection was conducted on 7 October 2021.

The Auditors assessed the development to be generally compliant with the conditions of approval in Development Consent SSD 8517, particularly in relation to its environmental performance. Ten non-compliances were identified of which one had been notified to DPIE during the Audit Period. Nine out of the twelve non-compliances are considered to be administrative in nature and none of the non-compliances have resulted in a direct impact on the environment. The non-compliances are summarised as follows:

- NC1 (Condition B10) – Whilst there have been no reported complaints for the Locomotive Workshop during the Audit Period, Mirvac has not been regularly recording enquiries and complaints within the wider South Eveleigh Precinct into the Register since 12 February 2021. The Auditors recommend that Mirvac resume regular reporting within the Complaints Register.
- NC2 (Condition B46) – Mirvac advised that DPIE 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. Mirvac should submit a copy of the Complaints Register even if there are no complaints against the Blacksmith operations.
- NC3 (Condition C2) – Mirvac had not notified DPIE 48 hours prior to the commencement of use / operations for IOC2, IOC4 and IOC5. The Auditors recommend that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance.

- NC4 (Condition C6) – The Pre-Operation Compliance Report and the Compliance Report 3 were not made publicly available within the required 60-day timeframe. No recommendation is made as the Pre-Operation Compliance Report and the Compliance Report 3 were made publicly available.
- NC5 (Condition D19) – A site notice was missing from the gate to the eastern site compound. Mirvac should install a site notice at the smaller eastern site compound.
- NC6 (Condition D24) – The trees located in the smaller remaining eastern site compound within Innovation Plaza were no longer protected and surrounded by equipment. The Auditors recommend that tree guards be re-instated on the trees within the eastern site compound until completion of construction works.
- NC7 (Condition E2) – The SAR/SAS for the Travelator was not issued to Council and DPIE within the 30-day timeframe required by Clauses 17 and 18 of SEPP 55 - Remediation of Land. Given that SAR/SAS for the Travelator was the last SAR/SAS for Bays 1-4a and the SAR/SAS for Stage 2 remediation of the Locomotive Workshop (SSD 8449) was also issued in March 2021, the Auditors make no recommendation.
- NC8 (Condition E3) – There is no evidence that regular (six monthly) inspections of the capping arrangement have been conducted in accordance with LTEMP, EMP01.
- NC9 (Condition E11) – The Work Place Travel Plan was not issued to all trading tenants. Mirvac should issue this plan to all currently trading tenants and ensure it is included in staff induction information provided to incoming tenants prior to the start of trading.
- NC10 (Condition F15) – Mirvac could not confirm that the Loading Dock Management Plan had been provided to all operating tenants at least annually. Mirvac should ensure this plan is included as part of the Tenant Induction Pack and is provided at least annually to all tenants.

Management systems and environmental performance are considered to be of a generally high standard. However, given the number of administrative non-compliances related to missing reporting and notification deadlines, it is considered that the management system for ensuring reporting and notification compliance can be further improved. Recommendations have been made in relation to nine non-compliances and eleven opportunities for improvement.

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 Retail Development, which is the subject of this report, is required under consent Conditions C7 to C9 of SSD 8517. The IEA for the Commercial Development under SSD 8449 will be reported separately.

Under Schedule 2 of SSD 8517, 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 8517, the development will be carried out in six 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
Stage 6	Public Domain

An Audit Program for the conduct of the IEAs was prepared for Mirvac by Ramboll and was submitted to Department of Planning, Industry and Environment (DPIE or the Department) by Mirvac on 11 March 2019. 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 had not previously been triggered). This Audit is the third IEA for the development

At the time of the first IEA in 2019 (herein referred to as the '2019 IEA'), Construction Certificates (CC) for Stages 1 (CC1), 2 (CC2) and 5 (CC5) had been issued and construction works were underway. For the second IEA, CCs for Stages 3 (CC3) and 4 (CC4) had been issued with

structural, services and base build fit out works in progress and CCs for sub-stages had also been issued:

- CC2a- modifications for Stage 2a (in-ground works – travelator);
- CC4a – Stage 4a (base building fit out);
- CC4b – Stage 4b (Blacksmith – electrical); and
- CC5a – Stage 5a (skylights).

For this third IEA, a CC for Stage 6 (CC6) had been issued for public domain works in Locomotive Street. There had also been a further modification to the consent (MOD 9) and CCs for sub-stages of work were also issued. These included:

- CC3a – Stage 3a (Structure – travelator)
- CC4c – Stage 4c (Travelator services and fitout)
- CC5b – Stage 5b (Photovoltaic (PV) panels)
- CC5c – Stage 5c (Worker’s wall annex)

2.2 Audit Team

The Audit Team comprised Emily Rowe (Auditor), Rosebud Yu (Auditor), David Ford (Auditor) and Victoria Sedwick (Lead Auditor) of Ramboll. DPIE 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 8517 during the Audit Period.

2.4 Audit Scope

The scope for the Audit is taken from the Audit Program, which was based on SSD 8517 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 7 October 2021. Interviews would typically be conducted during the site visit but due to COVID-19 transmission concerns, they were conducted remotely on 13th and 15th October 2021. Therefore, the Audit Period was from 18 September 2020 to 15 October 2021.

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 DPIE 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 pre-construction, construction and prior to occupation or commencement of use conditions of SSD 8517, which included all post approval documents prepared to satisfy the conditions relevant to these stages of work. At the time of this audit, one modification of Consent Conditions had been approved, being Modification 9 (MOD9). Four other modifications had been approved during the second audit (i.e. MOD4, MOD5, MOD6 and MOD8) and three modifications were approved during the first Audit (i.e. MOD1, MOD2 and MOD3).

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 8517;
- Management plans and other documentation as listed in Section 4.1;
- Complaints Register;
- Correspondence records;
- Previous Independent Audits for SSD 8517 and Applicant's response; and
- Compliance Reports for the construction 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;
- 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

The Locomotive Workshop was inspected by the Auditors (Rosebud Yu and Emily Rowe) on 7 October 2021, and remote interviews were held on 13 and 15 October 2021. The Auditors did not inspect the Blacksmith's Workshop in Bays 1-2 for health and safety reasons, Bays 1-2 North as concrete was being laid, and Bays 3 and 4a (The Ground) as tenant fit-out works were in

progress and access was restricted. Where possible, these areas were viewed outside the area's boundary (e.g. from Level 1 or entrance) or from above on the First Floor. The following Mirvac personnel and consultants to Mirvac were interviewed during the site visit and subsequent interviews. Mirvac personnel who accompanied the Auditors during the site inspection are indicated by an asterisk (*):

- Nathan McCoy*, Assistant Development Manager, Mirvac
- Chris Callaghan*, Project Manager, Mirvac
- Harley Imber, Facilities Manager, Mirvac
- Daniel Newman, Facilities Manager, Mirvac
- Andre Fleury, Archaeologist / Heritage Specialist, Curio Projects

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

3.4 Consultation

The Auditors, via Mirvac, consulted DPIE concerning this Audit, prior to starting the audit. DPIE acknowledged the consultation and had no specific areas of concern in relation to the project that need to be included within the scope of the audit.

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 opportunities for improvement 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 DPIE Major Projects website, reviewed by the Auditors included:

- Development Consent SSD 8517, 22 February 2019
- Modification of Development Consent SSD8517, dated 15/7/21 (MOD9)
- Construction Certificates SSD 8517 for: Stages 3a (Structure – Travelator), 4c (Travelator services & fitout), 5b (Photovoltaic panels), 5c (Worker’s wall annexe), and 6 (Public domain – Locomotive Street)
- Occupation Certificates SSD 8517 for: IOC2 (Blacksmith), IOC3 (Accessways for Bodyfit tenancy), IOC 4 (Travelator, pavilion, Bays 3-4a common areas and part public domain), and IOC5 (Additional public domain – Locomotive Street)
- Various management plans and technical reports
- Compliance Report 3 Locomotive Workshop SSD 8517
- Various PCA Matrix prepared by Philip Chun for various Construction Certificates
- South Eveleigh Community Liaison Group meeting invite for October 2021
- Complaints Register
- Maintenance logbook for EWP
- Example of a Noise Alert email
- Pre-start topics notice/ Daily Site Activities Briefing
- 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, DPIE, City of Sydney) confirming consultation and approval of requirements specified in consent conditions
- Fire Safety Certificates
- Mirvac’s tracking documents for construction certificates, occupation certificates, 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 8517 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 8517

NC#	Condition ID	Non-compliance
NC1	B10	Whilst there have been no reported complaints for the Locomotive Workshop during the Audit Period, Mirvac has not been regularly recording enquiries and complaints within the wider South Eveleigh Precinct into the Register since 12 February 2021.
NC2	B46	Mirvac advised that DPIE 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.
NC3	C2	Mirvac had not notified DPIE 48 hours prior to the commencement of use / operations for IOC2, IOC4 and IOC5.
NC4	C6	The Pre-Operation Compliance Report and the Compliance Report 3 were not made publicly available within the required 60-day timeframe.
NC5	D19	A site notice was missing from the gate to the eastern site compound.
NC6	D24	The trees located in the smaller remaining eastern site compound within Innovation Plaza were no longer protected and surrounded by equipment.
NC7	E2	The SAR/SAS for the Travelator was not issued to Council and DPIE within the 30-day timeframe required by Clauses 17 and 18 of SEPP 55 - Remediation of Land.
NC8	E3	There is no evidence that regular (six monthly) inspections of the capping arrangement have been conducted in accordance with LTEMP, EMP01.
NC9	E11	The Work Place Travel Plan was not issued to all trading tenants.
NC10	F15	Mirvac could not confirm that the Loading Dock Management Plan had been provided to all operating tenants at least annually.
Number of non-compliances identified:		10
Total number of compliance requirements:		172

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 8517 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 8517

Cond.	Audit Recommendation	Action
Non-compliance recommendations		
A13	The Auditors do not make a recommendation as the non-compliances have already been addressed.	No further action was required. Mirvac notified the DPIE of non-compliances on two occasions during the Audit Period in accordance with this Condition including timeframes.
A16	The Auditors suggest 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 DPIE were notified that they were reviewed.	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 the DPIE 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. Mirvac now maintain a '211013 Master_Conditions Tracking.xlsx' spreadsheet in which a worksheet 'C3 - Access to Information' provides a lists 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 DPIE on 06/09/21 following the issue of MOD9. This is an improvement relative to the previous audit finding.
A20	The Auditors do not make a recommendation as the Long Service Levy has been paid in full.	No further action was required.
C2	The Auditors do not make a recommendation as this non-compliance was notified to the DPIE on 18/06/20. However, refer below, C1 & C2, for an opportunity to improve.	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 DPIE notifications were required, as well as the actual dates that construction / operation commenced. The Auditors found that the CC Program tracking spreadsheet (now titled 211013 Master_Conditions Tracking' 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 Operation' (in the OC Program worksheet). However, many of the cells are not populated with a date (but rather by an 'N/A' or are blank) for the corresponding construction or occupation stage, and therefore the information cannot demonstrate that DPIE were notified before the commencement of construction or operation. Whilst there is an improvement in recording DPIE notification dates, this is a repeat non-compliance. The Auditors recommend that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance.
C5	It is recommended that Mirvac ensure that Construction Compliance Report 3 meets all of the requirements of the Compliance Reporting Post Approval Requirements (Department 2018).	Mirvac received a direction from DPIE to revise Compliance Report 2 and subsequently held a teleconference call with DPIE to improve their understanding of Compliance Reporting Post Approval Requirements (CRPAR) (Department, 2018) (CRPAR 2018) and DPIE requirements. Mirvac revised and re-issued Compliance Report 2 to meet the CRPAR 2018 and ensured that Compliance Report 3 and the Pre-Operation Compliance Report were prepared in accordance with CRPAR 2018.
C6	The Auditors recommend 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 timeframe (i.e. within 60 days of submission to DPIE and at least 7 days after notifying DPIE that they were	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

Cond.	Audit Recommendation	Action
	to be made publicly available) and that the DPIE are notified accordingly. The Auditors also recommend that the latest version of the Pre-Construction Compliance Report be made available on the public website.	<p>Department) and 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 '211013 Master_Conditions Tracking' spreadsheet still does not indicate the date the document is submitted to the Department or the date the document is made publicly available.</p> <p>Mirvac notified the Department that they did not comply with this Condition during the Audit Period and therefore, it is a repeat non-compliance.</p>
Opportunity for Improvement Recommendations		
General	The Auditors recommend that Mirvac review the compliance tracking process to ensure that all notification and reporting requirements and deadlines are captured.	<p>Mirvac noted in their Compliance Report 3 that it was compliant with the conditions where notification and reporting by deadlines was required (e.g. C1, C2, C3, C9).</p> <p>The Auditors note that Mirvac has included in the '211013 Master_Conditions Tracking' spreadsheet, a 'LSL & Compliance Program' worksheet that lists all the consent conditions and a column labelled 'Timing/ Prior to' that contains information such as deadline timings (e.g. within 7 days of incident, within 3 months, CC01, etc.) and a column labelled 'Action By' where some conditions have associated dates entered, although most are blank. Whilst this spreadsheet provides a basis for recording the consent compliance requirements and allows for due dates for the various types of notifications and reporting deadlines to be entered, it does not seem to be regularly updated. Similarly, as noted for condition C6, the 'C3 – Access to Information' worksheet does not record the actual dates when the documents were made available on the project website.</p> <p>Given that there continue to be administrative non-compliances related to missed deadlines, the Auditors consider that the tracking register has not been entirely effective in preventing these types of non-compliances and further improvements could be made as discussed in relation to specific conditions.</p>
B4	The Auditors recommend that Mirvac record actual commencement dates and times, as well as the date that CCs are received.	<p>Mirvac notified the Department that Stage 6 work in the public domain of Locomotive Street was planned to commence on 26/10/20. However, CC6 was not issued until 25/11/20. Mirvac advised that construction did not start until late November 2020 after CC6 had been issued due to a delay in the issue of CC6.</p> <p>As previously observed in the 2020 IEA, Mirvac have not been recording actual commencement dates as distinct from target dates and therefore, the Auditors cannot verify that work only commenced following issue of the relevant CC. The Auditors have relied largely on the interview as evidence. Mirvac had previously advised the Auditors that work does not commence until the relevant CC has been received (posted on Aconex by the Certifying Authority) and there is no evidence that work commenced prior to the issue of the relevant CC. Whilst the Auditors considered Condition to be compliant, the Auditors recommend as a continuing OFI that Mirvac record actual commencement dates.</p>
B46	It is recommended a separate column be included in the complaints register to ensure a record of the location of any future complaints concerning the Blacksmith operations are included.	The Complaints Register records the locations of complaints.

Cond.	Audit Recommendation	Action
C2	<p>The Auditors consider that 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 DPIE were notified in order to demonstrate compliance.</p> <p>The Auditors recommend that Mirvac ensure that DPIE are 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 recommend 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 DPIE were notified in order to demonstrate compliance.</p>	Refer to the recommendation section for condition C2.
C3	<p>The Auditors recommend that Mirvac establish a process to ensure documents and information on the websites are kept up to date. It is recommended that Mirvac include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The document submission date (on which the upload deadline usually hinges), the notification deadline and upload deadline could also be included.</p>	<p>As noted in condition C6, a list of the publicly available documents are recorded in the spreadsheet titled '211013 Master_Conditions Tracking' spreadsheet, which includes a separate worksheet, 'C3 – Access to Information'. This worksheet lists all documents to be made available on the projects' website and columns labelled 'Latest Revision', 'Availability', 'Timing', 'Latest Review', and 'Latest DPIE Notification'. Based on the information within the spreadsheet, the date for when it is not clear when documents are made publicly available as there is no specific date entered, only "Available" is entered in the 'Availability' column and the dates entered in the 'Latest DPIE Notification' column are all the same (i.e. 9/6/2021). Mirvac advised that there is a dedicated resource who manages the upload of documents to the projects' website and the population of this tracking register.</p> <p>As was recommended in the 2020 IEA, there is a continued OFI for Mirvac to include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The document submission date (what the upload deadline usually hinges on), the notification deadline and upload deadline could also be included.</p>
C9	<p>The Auditors recommend that Mirvac implement a system of recording when documents are made publicly available.</p>	Refer condition C3.
E3	<p>The Auditors recommend that future LTEMPs:</p> <ul style="list-style-type: none"> • Include discussion of SSD 8517 regulatory requirements including Condition E3 and other conditions that are relevant (e.g. A11 and A13 relating to incident and non-compliance notification); • More clearly define the roles of the two relevant authorities, DPIE and Council, particularly in relation to maintaining the physical barrier which is part of the base building and subject to SSD 8517 requirements; and • Include updated reference to planning certificates issued under the Environmental Planning and Assessment Act 1979. 	<p>Based on review of the final LTEMP (JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A, 1B and 1C, Travelator Tunnel and Stage 2, Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/135751 Rev 0, 26/02/21), the content of the LTEMP was improved to a degree in line with the recommends.</p>
E15	<p>The Auditors recommend that a means to ensure the appropriate classification of waste generated be prepared and implemented prior to commencement of use of Bays 1-4a and that waste contract(s) be reviewed and revised, if necessary, to cover all foreseeable waste</p>	<p>Mirvac undertook in their response to the 2020 IEA to prepare an Operational Waste Management Plan (OWMP) prior of commencement of use of the supermarket and roastery. Mirvac provided an OWMP prepared in 2017 (2017 OWMP) that has not been updated since then. Based on the available</p>

Cond.	Audit Recommendation	Action
	streams generated by the Locomotive Workshops.	<p>information, there is inconsistency between Mirvac's 2017 OWMP and least one tenant's OWMP and expectations in relation to disposal of liquids waste. There is currently no evidence that wastes are not being classified and disposed of in accordance with NSW EPA's Waste Classification Guidelines.</p> <p>Therefore, as a continuing OFI, the Auditors recommend that Mirvac review and revise the 2017 OWMP to ensure that it addresses all of the expected waste streams likely to be generated by the various tenancies. The revised OWMP should be provided to the tenants to provide necessary information and requirements to the tenants in order to ensure that they will classify and dispose of wastes in accordance with the latest version of the NSW EPA Waste Classification Guidelines.</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 with the exception of the 2017 OWMP for which an OFI has been recommended. It is also observed that relevant management plans, such as an updated OWMP, the Loading Dock Management Plan and the Work Place Travel Plan (WTP) 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, 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 adequate.

4.8 Complaints

Mirvac advised that no complaints regarding the Locomotive Workshop were received during the Audit Period. The Complaints Register notes the last complaint entry as 12 February 2021. Mirvac advised that the Register had not been regularly updated since that time due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-assigned. Mirvac has now provided a dedicated resource for updating the Register (i.e. Guest Experience Assistant).

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 a site inspection on 7 October 2021 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 visit on 13 and 15 October 2021, 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 8517 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 8517

Condition	Opportunity for Improvement
B4	The dates for commencement of construction of the stages of construction are not recorded, which is a continuing OFI.
B6	The construction of car parking spaces may not have been fully implemented in accordance with the design, particularly in regard to the sign(s) for the taxi and drop off spaces.
B8	The minimum 46 visitor bicycle spaces may not have been installed in accordance with the drawing L_Base Master, Landscape Plan dated 01/06/17.
C3	The tracking register for making documents publicly available does not indicate the version number for listed documents.
C6	Mirvac's tracking worksheet for access to information, 'C3 – Access to Information' in the '211013 Master_Conditions Tracking' spreadsheet still does not indicate the date documents, including Compliance Reports, are submitted to the Department or the date the documents are made publicly available.
C9	Same OFI as for Condition C6, specifically in relation to IEA reports. Mirvac's Version 2 response to the 2020 IEA was not available on the project website.
E8	The dates for commencement of occupation for parts of the building are not always recorded.
E12	Post-dilapidation reports for Bays 1-4a have been provided but Condition E12(b) to (e) requirements have not been completed.
E15	Mirvac undertook in their response to the 2020 IEA to prepare an Operational Waste Management Plan (OWMP) prior of commencement of use of the supermarket and roastery. Mirvac provided an OWMP prepared in 2017 (2017 OWMP) that has not been updated since then. Based on the available information, there is inconsistency between Mirvac's 2017 OWMP and at least one tenant's OWMP and expectations in relation to disposal of liquids waste.
F1	There is no evidence that the WTP has undergone an annual review or that staff travel surveys have been conducted, although it is noted that it has not yet been a year since commencement of occupation of Bays 1-4a (05/11/20) and the COVID-19 pandemic significantly reduced travel demands during the Audit Period with work from home Public Health Orders.
F17	Some tenants may not have been notified in writing about the Blacksmith operations in accordance with this condition.

4.14 Key Strengths

The Auditors consider management of the development by Mirvac to continue to be of a generally good standard in relation to construction site management, its environmental performance and documents/records management. All of the requested information was readily provided. Recommendations have been made in Section 5.2 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 8517.

Table 4: Non-compliance Recommendations - SSD 8517

NC#	Condition	Recommendation
NC1	B10	The Auditors recommend that Mirvac resume regular reporting within the Complaints Register.
NC2	B46	Mirvac should submit a copy of the Complaints Register even if there are no complaints against the Blacksmith operations.
NC3	C2	The Auditors recommend that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance.
NC4	C6	No recommendation is made as the Pre-Operation Compliance Report and the Compliance Report 3 were made publicly available.
NC5	D19	Mirvac should install a site notice at the smaller eastern site compound.
NC6	D24	The Auditors recommend that tree guards be re-instated on the trees within the eastern site compound until completion of construction works.
NC7	E2	Given that SAR/SAS for the Travelator was the last SAR/SAS for Bays 1-4a and the SAR/SAS for Stage 2 remediation of the Locomotive Workshop (SSD 8449) was also issued in March 2021, the Auditors make no recommendation.
NC8	E3	The Auditors recommend that inspections required under the LTEMP EMP01 be carried out.
NC9	E11	Mirvac should issue the Work Place Travel Plan to all currently trading tenants and ensure it is included in staff induction information provided to incoming tenants prior to the start of trading.
NC10	F15	Mirvac should ensure the Loading Dock Management Plan is included as part of the Tenant Induction Pack and is provided at least annually to all tenants.

5.2 Opportunity for Improvement Recommendations

Table 5 provides a summary of the additional continual improvement recommendations identified for SSD 8517 as part of this Audit. Specific details are included in Appendix A.

Table 5: Opportunity for Improvement Recommendations - SSD 8517

Condition	Recommendation
B4	The Auditors recommend as a continuing OFI that Mirvac record actual commencement dates for construction.
B6	The Auditors recommend that the implemented car parking spaces be reviewed for compliance with the design plans (e.g. signage) and this Condition, and if it's found to be non-compliant, implement appropriate rectification.
B8	The Auditors recommend that Mirvac verify that DPIE is satisfied that the required number of bicycle spaces have been installed across the ATP under both SSD 8517 and SSD 7317.
C3	The Auditors recommend as a continuing OFI that Mirvac include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The notification deadline and upload deadline could also be included.
C6	The Auditors recommend as a continuing OFI that the date a report is submitted to the Department and the date that the report is made publicly available are recorded in the tracking register

Condition	Recommendation
C9	The Auditors recommend that Mirvac's Version 2 response to the 2020 IEA be made publicly available.
E8	The Auditors recommend as an OFI that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance. Consider tracking receipt of the tenants' OC and/or inclusion of Mirvac's Commercial Property tracking processes
E12	The Auditors recommend that the requirements of Condition E12 (b) to (e) be completed prior to commencement of first use of the commercial bays (Bays 5-15).
E15	The Auditors recommend as a continuing OFI, that Mirvac review and revise the 2017 OWMP to ensure that it addresses all of the expected waste streams likely to be generated by the various tenancies. The revised OWMP should be provided to the tenants to provide necessary information and requirements to the tenants in order to ensure that they will classify and dispose of wastes in accordance with the latest version of the NSW EPA Waste Classification Guidelines.
F1	The Auditors recommend that Mirvac conduct an annual review of the WPTP and implement the WPTP in accordance with this Condition.
F17	The Auditors recommend that Mirvac review the existing tenancy agreements and if a tenant has not already been advised in writing that the Blacksmith has development consent to operate 24 hours per day, 7 days per week, then Mirvac should do so and retain the records.

6. CONCLUSIONS

The Auditors assessed the development to be generally compliant with the conditions of approval in SSD 8517, particularly in relation to its environmental performance. Ten non-compliances were identified of which one had been notified to DPIE during the Audit Period. Nine out of the twelve non-compliances are considered to be administrative in nature and none of the non-compliances have resulted in a direct impact on the environment.

Management systems and environmental performance are considered to be of a generally high standard. However, given the number of administrative non-compliances related to missing reporting and notification deadlines, it is considered that the management system for ensuring reporting and notification compliance can be further improved. Recommendations have been made in relation to nine non-compliances and eleven opportunities for improvement.

APPENDIX A INDEPENDENT AUDIT TABLE

Table A: Compliance with SSD 8517					
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 (Chris Callaghan, Project Manager), on 19/10/2021. 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. 	<p>Mirvac advised that it continues to implement an audit program to monitor and ensure compliance with site specific environmental management plans and minimise environmental harm. These audits included:</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>	Compliant	
TERMS OF CONSENT					
A2 (as modified)	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions;</p>	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021 & 26/10/2021. Modification of Development Consent for SSD 8517 (MOD 9), Schedule 1, Conditions B42B, E26 dated 15/07/2021. 	<p>As noted by Mirvac in the 2020 IEA 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 advised the development has not received any non-compliances from the PCA. The following Construction Certificates 	Compliant	

Table A: Compliance with SSD 8517

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 9).	<ul style="list-style-type: none"> DPIE and Mirvac emails, RE: ATP Locomotive Workshop (Bays 1 - 4a) - Construction Compliance Report 2, 16/10/20 to 27/10/20 	<p>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 8517 comprising Stage 3A (i.e. CC3a), Stages 4C (i.e. CC4c), Stages 5B and 5C (i.e. CC5b, CC5c) and Stage 6 (CC6). SSD 8449 comprising Stages 3A and 3B (i.e. CC3a, CC3b), Stages 4A and 4B (i.e. CC4a, CC4b) and Stage 5B (i.e. CC5b). <ul style="list-style-type: none"> Mirvac advised that they received two written directions from the Department during the Audit Period to: <ul style="list-style-type: none"> revise the Construction Compliance Report 2, dated 20/10/20 and resubmit it by 02/11/20; and revise Mirvac's response to the 2020 IEA. <p>The latter direction has not been provided to the Auditors. Mirvac revised Construction Compliance Report 2 and their response to the 2020 IEA in accordance with the Department's directions.</p> <p>Mirvac also received written directions where modifications to the Consent have been requested by Mirvac since the conduct of the last IEA. The modifications to the Consent and associated communications were provided for review.</p> <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	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those</p>	<ul style="list-style-type: none"> Same as for Condition A2. 	<p>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 and for a progress update to be provided on a compliance report recommendation. In such instances, Mirvac has responded and complied with the written directions.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	that are required to be, and have been, approved by the Planning Secretary; and (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"> B37A Landscape and Public Domain Plan(s) (Heritage NSW and Council) B39 Detailed design/ drawings for nominated construction certificates (Heritage NSW and Council) 	Compliant	

Table A: Compliance with SSD 8517

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"> • Construction Certificate No. 17-209159_CC3a_SSD8517_Stage3a_Travelator_Structural (for Bays 1-4a), Philip Chun, 22/09/2020. • Construction Certificate No. 17-209159_CC4c_SSD8517_Stage4c_Travelator (Architecture & Services) (for Bays 1-4a), Philip Chun, 01/12/2020. • Construction Certificate No. 17-209159_CC5b_SSD8517_Stage5b_Solar PV (including additional door to Bay 1 South Annexe (for Bays 1-4a), Philip Chun, 06/11/2020. • Construction Certificate No. 17-209159_CC5c_SSD8517_Workers Wall (including external cladding to Annex 3 – pump room and main switch room) (for Bays 1-4a), Philip Chun, 06/08/2021. • Construction Certificate No. 17-209159_CC6_SSD8517 	<p>The following Certificates were issued during this Audit Period: CC3a, CC4c, CC5b, CC5c and CC6. Certificates of Construction CC2a, CC3, CC4, CC4a, CC4b and CC5a were issued by the PCA in the previous audit period.</p> <p>As noted for the previous audit, the Construction Certificates include attachment documents, including a Design Compliance Certificate issued by either the Structural Engineer (Arcadis) or other construction/ installation organisation certifying that the design of the building or structural components 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>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		_Stage6_Public Domain (for Bays 1-4a), Philip Chun, 25/11/2020.			
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 Project Manager (Chris Callaghan), 13/10,2021 and emails on 19/10/2021. Mirvac equipment induction (inspection record) for subcontractor scissor lift (Ref 337), used by ABC Façade, on 14/10/2021. Maintenance logbook for scissor lift 	<p>As noted in previous IEAs, Mirvac continues to maintain an online HSE Management System, 'Hammertech', that includes an online register for onsite plant. The system is accessible to Mirvac employees and contractors, and contractors update the register whenever plant and equipment is brought on or taken off site. The plant and equipment register records 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 are the responsibility of the relevant contractor, service due date reminders are sent to the relevant contractor.</p> <p>Daily plant and equipment checks continue to be carried out. Examples of daily pre-op check records were sighted by the Auditors during the site visit (e.g. scissor lift logbook).</p>	Compliant	
APPLICABILITY OF GUIDELINES					
A8	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.		Noted	Compliant	
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"> Interviews with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021. 	The Planning Secretary has not requested updated or revised versions of the referenced documents to be used	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
MONITORING AND ENVIRONMENTAL AUDITS					
A10	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>		Noted	Compliant	
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A11	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p>	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021. 	<p>No incidents have reportedly occurred to date. Therefore, Mirvac has not needed to notify DPIE of an incident.</p> <p>Mirvac did not provide the incident register due to confidentiality reasons.</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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 within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> Post Approval Form, Post Approval Form_20201021052145, with attached Mirvac letter to DPIE, Re. SSD 8517 (Bays 104a)-Condition A13 (Non-compliance Notification), 21/10/20 Post Approval Form, Post Approval Form_20210204222245, with attached Mirvac letter to DPIE, Re. SSD 8517 & SSD 8449 Locomotive Workshop, 05/02/21 	<p>Mirvac notified DPIE of non-compliances on two occasions: 21/10/20 and 05/02/21.</p> <p>The 21/10/20 notification advised of non-compliances reported in the previous draft IEA issued to Mirvac on 14/10/20. Hence, Mirvac notified the Department of the non-compliances within the required 7-day timeframe.</p> <p>The 05/02/21 notification advised of a non-compliance with Condition C6 being a failure to make the Construction Compliance Report 3 and the Pre-Operation Report publicly available within the 60-day timeframe. The Mirvac letter does not indicate the date on which the non-compliance was detected but that the <i>"applicant was made aware [of the non-compliance] whilst lodging the C6 Notification for SSD8449 Compliance Report 3"</i>. The Auditor assumes that was on 05/02/21 being the date of the non-compliance notification, which is within the required 7-day timeframe.</p>	Compliant	
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"> Refer to Condition A13 	Mirvac's notifications met the requirements of Condition A14.	Compliant	
A15	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		No incidents have been notified.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
A16	<p>Within three months of:</p> <p>(a) the submission of a Compliance Report under condition C5;</p> <p>(b) the submission of an incident report under condition A11;</p> <p>(c) the submission of an Independent Audit under condition C8;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> Mirvac letter to DPIE, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) Condition A16 Revisions of Strategies, Plans and Programs, 07/12/20 Mirvac letter to DPIE, Re. 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 Mirvac letter to DPIE, Re. 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 '211013 Master_Conditions Tracking.xlsx' spreadsheet. 	<p>Mirvac notified DPIE of reviews following the issue of compliance reports, the previous Independent Environmental Audit, a direction from the Department and a modification (MOD 9). In each case, Mirvac notified the Department of a review being conducted within the required 3-month timeframe.</p> <p>Mirvac advised that no strategies, plans or programs were modified as a result of the reviews.</p>	Compliant	
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 programs required under this consent must be revised to the		There was no identified requirement to revise the strategies, plans and programs arising from a need to improve environmental performance, to cater for a modification or comply with a direction.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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.			Not triggered	
A19 (as modified)	<p>This consent does not approve the following components of the development:</p> <p>(a) operation and fit out of all tenancies, except the Blacksmith, within Bays 1 and 2 north at ground floor and mezzanine level</p> <p>(b) operation and fit out of all tenancies in Bays 3-4a at ground floor and first floor, including the supermarket</p> <p>(c) operation and fit out of the corner retail annex adjacent to Bay 1</p> <p>(d) hours of operation of all retail tenancies</p> <p>(e) detailed signage design, content and illumination (if proposed) within all approved signage zones, including the Bays renumbering signage and wayfinding. Future approval for these</p>	<ul style="list-style-type: none"> Planning Lab, Statement of Environment Effects, Fit-out and Use of a Pub, Bays 1 and 2 of the Locomotive Workshop, South Eveleigh, 05/08/21 Australian Venue Co., South Eveleigh Tavern Plan of Management, Bays 1 and 2, Locomotive Workshops, South Eveleigh, NSW, August 2021 Elephant's Foot Recycling Solutions, Operational Waste Management Plan, 	Mirvac provided evidence of Development Application (DA) Packs containing documentation in support of a DA for tenancy fit-outs including the IGA supermarket, the Bodyfit gym and the South Eveleigh Tavern. No new Notice of Determination were provided. However, there is sufficient evidence to demonstrate that separate approvals are being sought for the operation and fit-out of the retail tenancies.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>elements is to ensure that the detailed signage design, content and illumination (if proposed) is sensitive to the heritage significance of the building</p> <p>(f) the signage zone, design, content and illumination (if proposed) for any signage on the water towers on Bays 4 and 4a</p> <p>(g) the operation of the outdoor seating areas within Innovation Plaza and Locomotive Street, including the exact location, size, number of seats, hours of operation and management.</p> <p>Where required, separate approval(s) shall be obtained from the relevant consent authority.</p>	South Eveleigh Tavern, 16/06/21			
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"> Ramboll Australia Pty Ltd (Ramboll), SSD 8517 Locomotive Workshop – Bays 1-4a, 2020 Independent Environmental Audit, 16/10/20 (2020 IEA) 	The Long Service Levy was paid in full during the previous audit period.	Not triggered	
REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006					
A21	<p>Contributions will be required based on the Redfern-Waterloo Authority Contributions Plan 2006.</p> <p>The levy is to be calculated as 2% of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 10 of Redfern-Waterloo Authority Contributions Plan 2006.</p>		Assessed as compliant in the 2019 IEA. Not applicable for the Audit Period, as the levy was a one-off payment.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution amount of \$1,065,680 plus indexation between the date of approval and date of payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque or alternate payment method for deposit into the Redfern-Waterloo Fund (towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan).</p> <p>Proof of payment of this contribution to the UGDC shall be provided to the Certifying Authority prior to the issue of the first Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to the first Construction Certificate, written verification of this should be provided by UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted.</p> <p>Email info@ugdc.nsw.gov.au or phone 9216 5700 to confirm indexed amount of the contribution,</p>				
	<p>prior to preparation of a bank cheque or finalisation of any agreed alternate payment method made out to the UrbanGrowth NSW Development Corporation.</p> <p>A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Level 12, MLC Centre, 19 Martin Place Sydney or from the website www.ugdc.nsw.gov.au</p>				

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
REDFERN-WATERLOO AUTHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006					
A22	N/A		This condition is not being used.	N/A	
STAGING					
A23	The development may be carried out generally in accordance with the following stages. A Construction Certificate may be obtained for each of the following stages, subject to satisfaction of the relevant condition(s) (refer to Table provided in the Consent)	<ul style="list-style-type: none"> Construction Certificates issued by Philip Chun & Associates for: <ul style="list-style-type: none"> Stage 3a Travelator Structural Works endorsed 22/9/20. Stage 4c Travelator Architecture and Services Works, endorsed 1/12/20. Stage 5b Solar PV Installation and Additional Door to Bay 1 South Annexe (Bays 1-4a) endorsed 6/11/20. Stage 5c Workers Wall & Annex 3 external cladding, endorsed 6/8/21. Stage 6 Public Domain Works (Locomotive Street), endorsed 25/11/20. 	The development continues to be carried out in stages as described in the Consent (as modified). Mirvac provided Construction Certificates for Stages 3a, 4c, 5b, 5c and 6 (issued during the Audit Period) to confirm the relevant conditions have been met to the satisfaction of the PCA.	Compliant	
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					
EXTERNAL WALLS AND CLADDING					
B1	The external walls of all buildings including additions to existing buildings	<ul style="list-style-type: none"> Construction Certificate issued by Philip Chun & Associates for Stage 5c Workers Wall & Annex 3 	This condition was noted as compliant during the 2019 Audit with no construction certificates involving changes to external walls issued during the 2020 Audit. During this Audit Period, Construction Certificate CC05c Workers Wall	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	must comply with the relevant requirements of the BCA.	<p>external cladding, endorsed 6/8/2021.</p> <ul style="list-style-type: none"> Letter from Definitive Group to Mirvac (Chris Callaghan) re external wall system design at Building 4, 30/7/2021. Interviews with Mirvac (Nathan McCoy, Assistant Development Manager, 13/10/2021. 	<p>and Annex 03 (external cladding) was issued on 6 August 2021. CC05c indicated external walls complied with the relevant requirements of the BCA (as noted in item 7 of Appendix A1 of the CC).</p> <p>Other CCs issued during the Audit Period did not involve changes to external walls.</p>		
B2	Before the issue of the Stage 5 Construction Certificate (for Bays 1-4a) and the first Occupation Certificate for the Locomotive Workshop, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<ul style="list-style-type: none"> Construction Certificates issued by Philip Chun & Associates for Stage 5c Workers Wall & Annex 3 external cladding, endorsed 6/8/21 Letter from Definitive Group to Mirvac (Chris Callaghan) re external wall system design, 30/07/2021. 	<p>This condition was noted as compliant during the 2020 Audit, when Interim Occupation Certificate (IOC1) for Bays 1-4a was issued by the PCA on 26 May 2020.</p> <p>During the Audit Period, Construction Certificate 5c (Workers Wall & Annex 3 external cladding) (issued 6 August 2021) was the only construction involving external walls. Interim Occupation Certificates 2 to 5 for Bays 1-4a were issued by the PCA between 30 September 2020 to 18 May 2021. The Auditors relied on IOC2 to IOC5 as evidence that the PCA was satisfied that the design of the external walls complied with the relevant requirements of the BCA.</p> <p>Documentation for certification of the external walls for CC5c (dated 30 July 2021) was also provided to confirm the design of these were to relevant BCA requirements and that this certification was provided before the issue of CC5c (on 6 August 2021).</p>	Compliant	
B3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy) to Ramboll re submission of documentation to DPIE, 21/10/21. 	The PCA has confirmed to Mirvac that formal notification to DPIE and Council, and provision of documentation associated with CCs and OCs are 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. DPIE can also view these documents at their convenience. The Auditors consider the submission of the documentation to the Planning Portal at the time of	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			registration of the certificates as meeting the timing requirement.		
NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE					
B4	Work must not commence until a relevant Construction Certificate has been issued.	<ul style="list-style-type: none"> 2020 IEA Interview with Mirvac personnel, 13/10/2120. Philip Chun Building Compliance (PCBC), Construction Certificate No. 17-209159_CC3_SSD8517_Stage 3a_Travelator-Structural, 22/09/20 (CC3a) PCBC, Construction Certificate No. 17-209159_CC4c_SSD8517_Stage 4c_Travelator(Architect ure+Services), 01/12/20 (CC4c) PCBC, Construction Certificate No. 17-209159_CC5b_SSD8517_Stage 5b_SolarPV, 06/11/20 (CC5b) PCBC, Construction Certificate No. 17-209159_CC6_SSD8517_Stage 6_Public Domain, 25/11/20 (CC6) PCBC, Construction Certificate No. 17-209159_CC5c_SSD8517_Stage 	<p>Construction Certificates CC3a, CC4c, CC5b and CC6 were issued during the Audit Period.</p> <p>Mirvac notified the Department that Stage 6 work in the public domain of Locomotive Street was planned to commence on 26/10/20. However, CC6 was not issued until 25/11/20. Mirvac advised that construction did not start until late November 2020 after CC6 had been issued due to a delay in the issue of CC6.</p> <p>As previously observed in the 2020 IEA, Mirvac do not have a method for recording actual commencement dates, and therefore, the Auditors cannot verify that work only commenced following issue of the relevant CC. We rely largely on the interview as evidence. Mirvac had previously advised the Auditors that work does not commence until the relevant CC has been received (posted on Aconex by the Certifying Authority) and there is no evidence that work commenced prior to the issue of the relevant CC. Therefore, on this basis, the Auditors consider this Condition to be compliant.</p> <p>The Auditors had previously recommended in both the 2019 IEA and the 2020 IEA as an opportunity for improvement (OFI) that Mirvac record actual commencement dates and times, as well as the date that CCs are received. Currently the 'CC Programme' worksheet in the 211013_Master Conditions Tracking.xlsx spreadsheet records for each CC issued a 'Date' and a 'C2 Notice Date'. Mirvac advised that the 'Date' is initially a target date for the issue of the CC and then it is changed to the actual CC issue date. The 'C2 Notice Date' is the latest date by which the C2 notice must be sent to the Department ahead of the CC issue date, which is taken to be the commencement date for work related to the specific CC. Hence, it remains the case that the actual commencement dates of construction are not recorded.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		5c_WorkersWall, 06/08/21 (CC5c) <ul style="list-style-type: none"> Post Approval Form_20201020024805.pdf, SSD-8517-PA-21, 21/10/20 C2-Post approval form_28Oct20 screenshot.png 211013_Master Conditions Tracking.xlsx Mirvac email to Ramboll, RE: Mirvac Locomotive Workshop - further queries, 26/10/21 	The Auditors recommend as a continuing OFI that Mirvac record actual commencement dates.		
AMENDED PLANS					
B5 (as modified, SSD 8517 MOD 3)	<p>Prior to the issue of the Stage 3 Construction Certificate for the Locomotive Workshop, amended architectural plans/elevations and supporting documentation shall be submitted for the approval of the Planning Secretary demonstrating the following:</p> <p>(a) removal of the signage zones from the water towers above Bays 4-4a (See Condition A19(f)).</p>		Condition B5 has been deleted from SSD 8517.	Not Applicable	
CAR PARKING					
B6	<p>The proposal shall provide the following car spaces in Locomotive Street in accordance with the approved landscape/public domain concept plan:</p> <p>(a) 4 accessible spaces</p>	<ul style="list-style-type: none"> Drawing AS-LS-DWG-BB-LC-1102, Rev. A, Parking and Bicycle Layout, 16/06/20 	<p>The referenced drawings indicate that the car parking requirements have been met.</p> <p>The Auditors observed during the site visit that the taxi and drop off / pick up spaces, which in the design are adjoining, appear to be sign posted incorrectly with a 'No stopping'</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) 6 on street loading spaces (off Locomotive Street) (c) 1 taxi space (d) 1 drop off / pick up space (e) 1 fire brigade space	<ul style="list-style-type: none"> Drawing AS-LS-DWG-BB-LC-1204, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1206, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1207, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1208, Rev. 1, Materials and Finishes, 03/09/20 Site visit on 07/10/21 Photographs 	<p>sign and the 'No parking' sign points towards the pedestrian crossing.</p> <p>The Auditors consider that this Condition is compliant on the basis that the design plans approved for construction by the Certifier provided for the required car parking spaces. However, the design may not have been fully implemented in accordance with the design, particularly in regard to the sign(s) for the taxi and drop off spaces.</p> <p>The Auditors recommend as an OFI that the implemented car parking spaces be reviewed for compliance with the design plans (e.g. signage) and this Condition, and if it's found to be non-compliant, implement appropriate rectification.</p>		
B7	The layout of the car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.	<ul style="list-style-type: none"> SLR Consulting Australia Pty Ltd (SLR), Design Compliance Certificate, 01/07/20 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC5 , 18/05/21, including Attachment 7, Carpark Installation Certificate, 10/05/21: <ul style="list-style-type: none"> Mansour Paving (Aust) Pty Ltd (Mansour Paving), Installation Compliance Certificate, 	<p>The SLR Design Compliance Certificate certified that the layout of car parking areas shown in the specified drawings (including Drawings AS-LS-DWG-BB-LC-1204, AS-LS-DWG-BB-LC-1206, AS-LS-DWG-BB-LC-1207, AS-LS-DWG-BB-LC-1208) were designed in accordance with the required Australian Standards. It is observed that a later standard, AS2890.2-2018, was utilised than the required standard, which is considered acceptable.</p> <p>Similarly, Mansour Paving's Installation Compliance Certificate certified compliance with the required Australian Standards and Condition B7.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Appendix – A, 10/05/21			
BICYCLE PARKING					
B8	A minimum of 46 visitor bicycle spaces shall be provided in the public domain along Locomotive Street, as per drawing no. L_Base Master, Landscape Plan, prepared by Aspect Studios and dated 1/6/2017.	<ul style="list-style-type: none"> CC6, which relies on Drawing AS-LS-DWG-BB-LC-1102, Rev. A, Parking and Bicycle Layout, 16/06/20, and included the following drawings in the '00 Landscape Set.pdf' of drawings submitted with CC6; <ul style="list-style-type: none"> Drawing AS-LS-DWG-BB-LC-1204, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1206, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1207, Rev. 1, Materials and Finishes, 03/09/20 Drawing AS-LS-DWG-BB-LC-1208, Rev. 1, Materials and Finishes, 03/09/20 Site visit on 07/10/21 Photographs 	<p>Drawing AS-LS-DWG-BB-LC-1102 indicates that 46 bicycle racks have been included in the design plans and that they were to be installed on both sides of Locomotive Street.</p> <p>The Auditors observed that three sets of bike racks comprising 13 bike racks or 26 bicycle spaces have been installed on the northern side of the street. However, the minimum 46 visitor bicycle spaces may not have been installed in accordance with the drawing L_Base Master, Landscape Plan dated 01/06/17.</p> <p>Following factual review of the draft Audit Table, Mirvac advised that "L_Base Master, Landscape Plan [was] an outdated plan that was superseded within the SSD 8517 RTS [Response to Submissions] ... and B37 plans ... Mirvac has installed the bicycle spaces that are shown within the abovementioned approved drawings (RTS and B37) within the SSD 8517 boundary. These have been installed in line with updated drawings approved on multiple occasions by DPIE and [City of Sydney]. ... All 66 bicycle spaces, as required under SSD 7317 Mod 8 have been installed within the precinct."</p> <p>The Auditors reviewed the available drawings and verified that 26 bicycle spaces have been installed on the northern side of Locomotive Street in accordance with the DPIE approved (20/08/20) and PCA stamped (25/11/20) landscape Materials and Finishes drawings.</p> <p>Mirvac also advised that in addition to the bicycle spaces installed under SSD 8517, a total of 66 bicycle spaces have been installed elsewhere in the Australian Technology Park (ATP) under Condition B11 of Schedule 2, Part B of SSD 7317 MOD 8 (24/09/18).</p> <p>The Auditors recommend as an OFI that Mirvac verify that DPIE is satisfied that the required number of</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Mirvac email to Ramboll, 27/10/21 <p>Further evidence provided by Mirvac following factual review:</p> <ul style="list-style-type: none"> Mirvac email to Ramboll, 02/11/21 DPIE letter to Mirvac, Re. Locomotive Workshop (SSD 8517), Condition B37 – Landscaping and Public Domain Plans, 12/08/20 <p>Ramboll also obtained more photographs on 04/11/21 and reviewed SSD 7317 MOD 8.</p>	bicycle spaces have been installed across the ATP under both SSD 8517 and SSD 7317.		
B9	The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015.	<ul style="list-style-type: none"> SLR Consulting Australia Pty Ltd (SLR), Design Compliance Certificate, 01/07/20 	The SLR Design Compliance Certificate certified that the building components shown in the specified drawings (including Drawings AS-LS-DWG-BB-LC-1204, AS-LS-DWG-BB-LC-1206, AS-LS-DWG-BB-LC-1207, AS-LS-DWG-BB-LC-1208) were designed in accordance with listed Australian Standards including AS 2890.3-2015.	Compliant	
COMMUNITY LIAISON GROUP					
B10	The Community Liaison Group established under SSD 7317 and a suitably qualified heritage consultant/s and/or heritage expert/s is to be used for SSD 8517, to ensure that the community is kept informed and has an opportunity to feedback on the construction of the Locomotive Workshop. All 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), 13/10/2021. South Eveleigh Community Liaison Group, meeting invite for 18/10/2021. Complaints Register, February 2021. 	<p>Mirvac advised the CLG meetings are still held. Curio Projects continue to be engaged as Mirvac's heritage consultant and are a member of the Community Liaison Group. A CLG meeting invite was provided to demonstrate regular meetings were held.</p> <p>Mirvac advised that no complaints regarding the Locomotive Workshop were received during the Audit Period. The Complaints Register notes the last complaint entry as 12 February 2021. Mirvac advised that the Register had not been regularly updated since that time due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-assigned. Mirvac has now provided a</p>	Non-compliant	NC1

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>dedicated resource for updating the Register (i.e. Guest Experience Assistant).</p> <p>Although there have been no reported complaints for the Locomotive Workshop, the Auditors consider this condition to be non-compliant as Mirvac has not been regularly recording enquiries and complaints within the wider South Eveleigh Precinct into the Register.</p> <p>The Auditors recommend that Mirvac resume regular reporting within the Complaints Register.</p>		
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN					
B11	<p>Prior to the issue of the relevant Construction Certificate, a detailed Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan shall include, but not be limited to:</p> <p>(a) identification of each work area, site compound and access route (both private and public)</p> <p>(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes</p> <p>(c) identification of all potentially affected sensitive receivers</p> <p>(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)</p> <p>(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)</p>	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g. 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 14_22092020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 17_02042020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 15_06112020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 16_25112020) 	<p>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.</p> <p>The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g. CC3a, 4c, 5b and 6 (for SSD 8517)) 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 (as was also noted for the 2020 IEA).</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(f) where the objectives are predicted to exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts</p> <p>(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers</p> <p>(h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity</p> <p>(i) measures to monitor noise performance and respond to complaints</p> <p>(j) effective site induction, and ongoing training and awareness measures for personnel (e.g. tool box talks, meetings etc).</p>				
AIR QUALITY MANAGEMENT PLAN					
B12	<p>Prior to the issue of the relevant Construction Certificate, an Air Quality Management Plan (AQMP) must be prepared for the project and approved by the PCA. It must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods). The AQMP must be implemented and must include, as a minimum:</p> <p>(a) contain relevant environmental criteria to be used in the day-to-day management of dust and volatile organic</p>	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g. 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 14_22092020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 17_02042020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev 15_06112020, 17-2019159_LOCO_Retail_ 	<p>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.</p> <p>The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g. CC3a, 4c, 5b and 6 (for SSD 8517)) for the Construction Certificates issued in this Audit Period, 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 (as was also noted for the 2020 IEA).</p> <p>The Auditors note there is no evidence to suggest the AQMP was not implemented during the Audit Period.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>compounds (VOC/odour), including consideration of any contaminated materials;</p> <p>(b) contain a mission statement;</p> <p>(c) contain dust and VOCs/odour management strategies consisting of</p> <p>(i) objectives and targets;</p> <p>(ii) risk assessment;</p> <p>(iii) suppression improvement plan.</p> <p>(d) set out monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(e) contain a communication strategy; and</p> <p>(f) include a performance review system for continuous improvements.</p> <p>The Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (e.g. frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.</p>	SSD8517_PCMatrix_Rev 16_25112020			
CONSTRUCTION WASTE MANAGEMENT PLAN					
B13	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	<ul style="list-style-type: none"> Site visit on 07/10/21 Interview with Mirvac personnel, 13/10/2120 Mirvac email to Ramboll, Re: Mirvac 3rd 	Facility personnel advised that there had been minimal soil excavation during the Audit Period and the pilings work and remediation work were completed in the previous audit period. Based on records, General Solid Waste was disposed of to Kurnell Landfill and recyclable building and demolition	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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> <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>IEA Locomotive Workshop (Bays 1-4a) - follow up information request, 19/10/21</p> <ul style="list-style-type: none"> Bingo, Monthly Waste Report, June to August 2021 ATP - Disposal Report - 20211018.xlsx 	<p>waste including bricks/tiles and concrete were disposed of to Eco Resource Recovery and Fairfield City Council.</p>		

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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 with the Protection of the Environment Operations Act 1997; and</p> <p>(iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate).</p> <p>(e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.</p> <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 with the Protection of the Environment Operations Act 1997; and</p> <p>(iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate).</p>				

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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					
B14	<p>Prior to the issue of the relevant Construction Certificate, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person in consultation with the CBD Coordination Office of TfNSW and Council. A final copy of the plan is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any works.</p> <p>The Plan must include a Green Travel Plan for construction workers and detailed measures that would be implemented to minimise the impact of the development on the safety and capacity of the surrounding road network, minimise truck movements to and from the site as far as practicable during the peak periods of this consent. In addition, the CPTMP shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> (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 		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(g) any potential impacts to general traffic, pedestrians and bus services within the vicinity of the site from construction vehicles during construction</p> <p>(h) cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should be referenced to ensure that coordination of work activities is managed to minimise impacts on the road network</p> <p>(i) should impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified</p> <p>(j) include the builder's direct contact number to small businesses adjoining or impacted by the construction work, the Transport Management Centre and Sydney Coordination Office within TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time</p> <p>(k) parking arrangements for construction workers and sub-contractors, and any measures proposed to avoid parking in the streets in the local area</p> <p>(l) pedestrian/cyclist and traffic management measures.</p>				
PRE-CONSTRUCTION DILAPIDATION REPORT					
B15 (as modified)	The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be approved by the PCA prior to the issue of the Stage 2 Construction Certificate. A copy of the report is to be forwarded to each of the affected property owners.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the PCA that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p> <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 (Bays 5-15) of the Locomotive Workshop.</p>		<p>Mirvac advised that the public way was not damaged during the Audit Period.</p>		

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
MECHANICAL VENTILATION					
B16	All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with relevant Australian Standards, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate. The PCA must be satisfied that the proposed system is leading industry standard in terms of environmental performance.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
SYDNEY WATER ASSETS					
B17	Prior to issue of the first Construction Certificate, the Applicant is required to demonstrate that the development will not interfere with the operation of and accessibility to Sydney Water's assets (including water, sewer and stormwater).		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B18	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		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B19	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>obtained from Sydney Water. It is recommended to apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.</p> <p>Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.</p>				
INSTALLATION OF WATER EFFICIENCY MEASURES					
B20	All toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the consent of the PCA, prior to the issue of the Stage 4 Construction Certificate.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
B21	All taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted for the approval of the PCA, prior to issue of the Stage 4 Construction Certificate.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
B22	New urinal suites, urinals and urinal flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B23	Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to and approved by the PCA, prior to the issue of the relevant Construction Certificate.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
RAINWATER HARVESTING AND RECYCLING					
B24	Prior to the issue of the Stage 3 Construction Certificate, the Applicant is to detail how rainwater harvesting and recycled water reuse (RH&RWR) for the Locomotive Workshop will integrate with the RH&RWR strategy for the ATP precinct (approved under SSD 7317). This strategy is to be prepared in consultation with Council and submitted to and approved by the Secretary.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
STORMWATER AND DRAINAGE					
B25	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.		Details of the proposed stormwater disposal and drainage were completed and approved by the PCA in the 2019 audit period. Implementation during the Audit Period has been consistent with the proposed plans as discussed for Condition E21.	Compliant	
B26	The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
B27	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.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B28	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.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B29 (as modified)	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. The stormwater quality assessment must:		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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> <p>(iii) reduce the baseline annual pollutant load for total phosphorous by $\geq 10\%$;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by $\geq 10\%$.</p>				
EROSION AND SEDIMENT CONTROL					
B30	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.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
ACCESS FOR PEOPLE WITH DISABILITIES					
B31	Prior to the issue of the relevant Construction Certificate, detailed design documentation demonstrating compliance with the recommendations of the Access Report (Final), prepared by Morris Goding Accessibility Consulting, dated 25 October 2017 shall be provided to and approved by the PCA. Any works must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The PCA must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on the Construction Certificate drawings.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
DEVELOPMENT ADJACENT TO A RAIL CORRIDOR					
B32	Prior to the issue of the relevant Construction Certificate, an acoustic assessment is to be submitted to the Secretary demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
HERITAGE INTERPRETATION					
B33	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.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021.	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 the DPIE.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>The updated plan must be prepared in accordance with the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan, relevant NSW Heritage Division guidelines and address material and intangible cultural heritage.</p> <p>It must require the Stage 2 Heritage Interpretation Plan be consistent with the Stage 1 Heritage Interpretation Plan, outline the next steps for the Stage 2 Heritage Interpretation Plan, identify concepts that have been further developed for the Locomotive Workshop, including interpretative elements for the loading dock and travelator and detail consultation undertaken with the Heritage Council and Council. It shall also provide for the subsequent stages of the Heritage Interpretation Plans to be prepared in consultation with the Heritage Council, Council and other stakeholders, including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised in consultation.</p>				
B34	<p>Prior to the issue of the first Construction Certificate for the Locomotive Workshop, the Applicant shall submit the Stage 2 Heritage Interpretation Plan for the Locomotive Workshop for approval by the Planning Secretary. This plan shall be prepared in accordance with the Stage 1 Heritage Interpretation Plan, the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. Stage 2 shall be prepared in consultation with the Heritage Council and Council, and other stakeholders,</p>	<p>Interview with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021.</p>	<p>This condition was noted as compliant during the 2019 IEA. The Stage 2 HIP has not been amended since the 2019 IEA and has not required re-submission to the DPIE.</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised.				
REMEDICATION					
B35	<p>Prior to the issue of the relevant Construction Certificate, a Remediation Environmental Management Plan (REMP) prepared by a suitably qualified person must be submitted to and approved by the PCA. The plan shall be prepared for each development stage to ensure the works and management are specific to each developable area and must:</p> <p>(a) outline the environmental monitoring and management measures to be implemented during the remediation and construction works on the site;</p> <p>(b) be consistent with and adopt all recommendations of the Remedial Action Plan prepared by JBS&G dated 15 June 2016 and reflect the requirements of Clause 17 and Clause 18 of SEPP 55; and</p> <p>(c) provide contingency measures to manage unexpected finds of contaminated materials, beyond that anticipated at the site.</p>		This Condition was completed and considered compliant in the 2019 IEA. The Auditors understand that the Remedial Action Plan and the REMP were prepared and relevant to all stages of the development and that they have not been revised since the 2019 IEA.	Not triggered	
ARBORIST REPORT					
B36	Prior to issue of the first Construction Certificate, the Arborist Report shall be updated by an appropriately qualified Arborist, in consultation with Council, to provide details of potential impacts and measures to protect the health of all retained trees during construction.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
LANDSCAPING AND PUBLIC DOMAIN PLAN					
B37 (as modified, SSD 8517 (MOD 6))	<p>Detailed landscape and public domain plan(s), drawn to scale, by a qualified landscape architect or landscape designer, must be prepared in consultation with Council and the Heritage Council and approved by the Planning Secretary prior to the issue of the public domain Construction Certificates for each specific stage as shown in the Civil Works Staging Plan, Rev 4, prepared by Mirvac, dated 21/01/2020.</p> <p>The Applicant must provide evidence to the Planning Secretary of the consultation undertaken with Council and the Heritage Council, identifying how comments have been considered in the submitted plans.</p> <p>The plan must reference the industrial character of the precinct, and be generally in accordance with Council's 'Public Domain Manual', and include:</p> <p>(a) detail how the public domain and landscape design, treatment and materials will integrate with the endorsed public domain and landscaping (as per SSD 7317)</p> <p>(b) provide conservation and retention of movable heritage items and interpretive devices for heritage features, in relation to the history of the site overall</p> <p>(c) location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021. Statement of Satisfaction dated 11/11/20 from Curio Projects (Natalie Vinton) to Mirvac confirming consultation and approval of the landscaping and civil documentation for CC6. 	<p>This Condition was completed and considered compliant in the 2020 IEA.</p> <p>During the Audit Period, Construction Certificate 6 (CC6) for the Public Domain (Locomotive Street) was issued (on 25 November 2020). Construction Certificates 6a Public Domain (Innovation Plaza) and 6b Public Domain (Bollards) had not been issued at the time of the Audit.</p> <p>As noted for the 2020 IEA, the landscape and public domain plans were prepared by Aspect Studios, a national design firm offering landscape architecture, urban design and strategy and wayfinding services.</p> <p>Documentation provided during the 2020 IEA confirmed Heritage NSW and City of Sydney Council were consulted, commented on and approved the landscape and public domain plans. The plans and evidence of consultation with Council and Heritage NSW were submitted to DPIE on 29 June 2020 and the plans approved by DPIE on 12 August 2020. The DPIE required the plans to be available on the project website. As there are over 40 detailed drawings, Mirvac had provided a Concept Plan on the website.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(d) details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable)</p> <p>(e) deep soil depth, unencumbered by any structures for mature tree growth</p> <p>(f) location of at least one new tree in the public domain to replace the removal of the London Plane tree in Innovation Plaza</p> <p>(g) a maintenance plan, including details of planting procedures and maintenance</p> <p>(h) details of drainage, waterproofing and watering systems.</p>				
B37A, SSD 8517 (MOD 6),	<p>Any modifications to the approved detailed landscape and public domain plan(s) in accordance with Condition B37 must be prepared in consultation with the Heritage Council and approved by Council prior to the issue of the relevant Construction Certificate.</p> <p>The amended plans must be drawn to scale, by a qualified landscape architect or landscape designer, continue to reference the industrial character of the precinct, be generally in accordance with Council's 'Public Domain Manual', include the details required under Condition B37(a)-(h) and comply with the design intent established in the approved Landscape Plan (Condition A2).</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021. Email from Heritage NSW (David Nix) to Mirvac (Zac Langsford) re approval for modification of paving at Bay 15, on 30/09/2020. Email from City of Sydney Council (Amy Douglas) to Mirvac (Zac Langsford) re approval for modification of paving at Bay 15, on 06/11/2020. Refer to condition B37 	Mirvac advised that the landscape and public domain plans were modified during the Audit Period and consultation with Heritage NSW and Council was carried out. The changes included replacing the concrete paving with brick paving at the front of Bay 15. Approval for the modification to the plans was granted by Heritage NSW and Council.	Compliant	
UTILITY SERVICES					
B38	Prior to the issue of a relevant Construction Certificate, the Applicant is to negotiate with the utility authorities		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
DETAILED DESIGN INFORMATION					
B39	The following detailed design/ drawings must be prepared, in consultation with the Heritage Council NSW and Council (or its delegate) and provided to the Planning Secretary prior to the issue of the nominated Construction Certificate (refer to the Table provided in the Consent).		This Condition was completed and considered compliant in the 2019 IEA and 2020 IEA.	Not triggered	
ROOF PLANT LAYOUT					
B40	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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager), 13/10/2021. 	This condition was noted as compliant during the 2019 IEA. The roof plant equipment layout has not been amended since the previous audits (in 2019 and 2020) and has not required re-submission to the PCA.	Not triggered	
HERITAGE CONSULTANT					
B41	<p>A suitably qualified and experienced heritage consultant must be nominated for this project throughout the design development, contract documentation and construction of the development. The heritage consultant:</p> <p>(a) must provide input into the detailed design</p> <p>(b) shall inspect the demolition and removal of material</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2020. Statement of Satisfaction dated 15/02/21 and 15/07/21 from Curio Projects (Natalie Vinton) to 	<p>This condition was reported as compliant during the 2019 IEA.</p> <p>The documentation provided for this Audit Period confirms a heritage consultant (Curio Projects) continues to be involved in the project. Curio Projects confirmed their involvement and approval of works related to the CCs and IOCs including for the Workers Wall issued during the Audit Period.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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.</p> <p>Evidence of commission on the above terms is to be provided to the PCA prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.</p>	<p>Mirvac confirming engagement with and approval of Workers Wall.</p> <ul style="list-style-type: none"> Joint letter from Mirvac and Curio Projects (Natalie Vinton), dated 11/05/21 confirming engaged as heritage consultant and involvement in B41. Joint letter from Mirvac and Curio Projects (Natalie Vinton), dated 19/03/21 & 11/5/21 confirming engaged as heritage consultant, involvement in B41 (& B33 SSD8449) 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. 			
HERITAGE - NEW SERVICES					
B42	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	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/20201. 	During the Audit Period, a Statement of Satisfaction confirmed the Heritage Consultant, Curio Projects, was consulted regarding new services through the attendance at services coordination meetings, presentations and document reviews (relating to removal of 1990s services, introduction of new services, new penetrations, and removal of heritage	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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"> Statement of Satisfaction dated 29/10/20 from Curio Projects (Natalie Vinton) to Mirvac confirming consultation on new services for Condition B42 (retail) and B34 (commercial). Statement of Satisfaction dated 4/11/20 from Curio Projects (Natalie Vinton) to Mirvac confirming consultation on new services for the Travelator. Construction Certificate No. 17-209159_CC4c_SSD8517_Stage4c_Travelator (Architecture & Services) (for Bays 1-4a), Philip Chun, 01/12/2020. 	<p>pipe (Southern façade Bay1-2); and also in relation to the Travelator.</p> <p>Mirvac advised that the submission of the required plans to the PCA was approved verbally by the PCA and this can also be demonstrated by the issue of the relevant Construction Certificate (i.e. CC4c – Travelator services and fitout).</p>		
B42A (as modified)	<p>The heritage consultant must be consulted regarding the installation of the 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.</p> <p>The installation of the panels is to be supervised by the heritage consultant, at periodic hold points set out by the heritage consult, and be installed around</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/20201. Modification of Development Consent for SSD 8517 (MOD8) Condition B42A, dated 02/09/2020. Statement of Satisfaction dated 	<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 on 6 November 2020.</p> <p>Interviews with Curio Projects confirmed they were consulted regarding the PV panels. A Statement of Satisfaction from Curio Projects acknowledging and approving the design documentation and information for the PV installation and additional door at Bay 1 South Annexe was provided to confirm consultation with the heritage consultant.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	all flues, pipes and other items of heritage significance.	29/10/20 from Curio Projects (Natalie Vinton) to Mirvac approving PV panels at SSD8517 & SSD8449			
B42B (as modified)	<p>Prior to the commencement of construction of the additional blacksmith flues and extraction hood, the heritage consultant must be consulted regarding their installation, to avoid any impacts on the heritage fabric of the Locomotive Workshop, including heritage trusses, historic roof sheeting and any historic flues or pipes.</p> <p>The installation of the blacksmith flues and extraction hoods is to be supervised by the heritage consultant.</p>	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD9) Condition B42B, dated 15/07/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201. 	<p>Modification of Development Consent was issued on 15 July 2021 and installation of the extraction hoods and flues over three existing blacksmith stations in Bays 1-4a has not occurred yet.</p> <p>Mirvac advised that the heritage consultant has not yet been consulted regarding this modification.</p>	Not triggered	
BRICK PAVING INNOVATION PLAZA					
B43	The brick paving located in Innovation Plaza, adjacent to the entry of the Locomotive Workshop loading dock entry, is to be capable of withstanding trafficable loads up to the AS 2890 definition of a Heavy Rigid Vehicle and the proposed frequency of trucks. Details are to be provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201.	The paving of Innovation Plaza, under Construction Certificate CC6a, has not yet occurred. This may be scheduled for later in 2021 (no date determined as yet).	Not triggered	
GLAZING					
B44 (as modified)	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	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201.	No frosted glass has been used during the Audit Period.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	be used, the project heritage consultant must, prior to installation, verify consistency with the appearance of the existing heritage fabric.				
TENANCY FIT OUT GUIDELINES					
B45	<p>Prior to the issue of the Stage 4 Construction Certificate, tenant fit-out design guidelines for the following areas within Bays 1-4a within the Locomotive Workshop are to be prepared, in consultation with the Heritage Council and Council, and to the satisfaction of the Planning Secretary:</p> <p>(a) Bays 1 and 2 north (ground floor and mezzanine level);</p> <p>(b) Bays 3-4a north (ground floor);</p> <p>(c) Bays 3-4a north (first floor);</p> <p>(d) Bays 3-4a south (ground floor and first floor);</p> <p>The guidelines are to be consistent with the visual sight line zone (as shown on the approved ground floor plan), which requires:</p> <p>(a) all balustrades within the zone to be semi-framed glazing</p> <p>(b) tenancy walls and fit outs within the zone are to be low height (maximum of 1200 mm) and open or transparent</p> <p>(c) tenancy walls are to be glazed and any moveable heritage items are integrated into the fit out</p> <p>(d) fit out items must not cover or obscure the heritage structure or equipment</p>	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201.	This condition was reported as compliant during the 2019 IEA. No changes have been made to the tenancy fit out design guidelines since the previous audits (in 2019 and 2020).	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(e) full height walls on level 1 are to be avoided in the zone or glazed if proposed</p> <p>The guidelines are to require individual lighting plans for each tenancy, that are consistent with the lighting design prepared for the Locomotive Workshop.</p> <p>The tenant fit-out guidelines are to be prepared to ensure future tenants are aware of the cultural significance of the Locomotive Workshop, the ongoing operations of the Blacksmith who is permitted to continue to operate 24 hours a day and 7 days per week, the Blacksmith Plan of Management and the requirements for their on-going conservation and management. The guidelines are to be informed by the Stage 1 and final or draft Stage 2 Heritage Interpretation Plans, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.</p> <p>The Applicant must ensure all future development applications for fit-out works are consistent with the approved fit-out design guidelines.</p>				
BLACKSMITH PLAN OF MANAGEMENT					
B46	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:	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2020 & 26/10/2021. 	<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 during the Audit Period. The Complaints Register notes the last complaint entry as</p>	Non-compliant	NC2

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>a) the continued permitted hours of operation: 24 hours and day 7 days per week</p> <p>b) a complaint register, outlining the nature and location of complaint/s. The register must also outline what if any mitigation was undertaken by the Applicant. The register must be provided to the Secretary every 6 months.</p>	<ul style="list-style-type: none"> Complaint Register, February 2021 	<p>12 February 2021. Mirvac advised that the Register has not been regularly updated since that time due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-assigned. Mirvac has now provided a dedicated resource for updating the Register (i.e. Guest Experience Assistant).</p> <p>The Occupation Certificate (IOC2) for the Blacksmith operations was issued 30 September 2020, and operations resumed not long after this date. Mirvac advised that DPIE 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 is considered a non-compliance.</p> <p>Mirvac should submit a copy of the Complaints Register even if there are no complaints against the Blacksmith operations.</p>		
MOVEABLE HERITAGE					
B47	The conservation and management of moveable heritage items is to be informed by an experienced moveable heritage consultant with a working knowledge of the site. The placement, storage and interpretation of all moveable heritage items housed within the Locomotive Workshop is required to be finalised as part of the Stage 2 Heritage Interpretation Plan and must occur in accordance with the Heritage Impact Statement, the requirements of the Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and the Moveable Collections Management Plan (MCMP).	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2020. 	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. At this stage, all moveable heritage items have not been installed and some of the plans (e.g. HAMS, CMP and MCMP) will not be finalised until the completion of the project works (Bays 1-15) including tenant operations.	Not triggered	
B48 (as modified)	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	Modification of Development Consent for SSD 8517 (MOD 5), Condition B44, dated 12/2/2020	Condition B48 has been deleted and details moved to Condition E26. Refer to Condition E26.	Not applicable	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
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 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.	Not triggered	
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.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201. Post Approval Form_2020102002 (re notification from Mirvac to DPIE for CC6). Post Approval Form 20201027230540 (re notification from Mirvac to DPIE for IOC3-Bodyfit gym & accessway) 211013 Master_Conditions Tracking spreadsheet. 	<p>As noted in the 2020 IEA, Mirvac continues to notify DPIE 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 3, Stage 4 etc). The Auditors observe that the PCA's letter does not notify DPIE of the intended date for commencement of construction and 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 DPIE for sub-stages of work (e.g. 3a, 4c, 5b and 5c) was not made as these were considered approved under the parent-stage of works. A post approval notification to DPIE for CC6 commencement of works was submitted on 20 October 2020, with the works noted as starting on 26/10/20 which satisfied the 48-hour notice period.</p> <p>As was noted in the 2020 IEA, Mirvac had added a column, "C2 Notice", in the 'CC Program_UPDATED.xlsx' spreadsheet (now relabelled as 211013 Master_Conditions Tracking spreadsheet) that provides the intended date to commence construction, as notified to DPIE. However, the actual commencement date and the date on which Mirvac notified</p>	Non-compliant	NC3

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>DPIE of the scheduled commencement of construction date are not recorded, so it is difficult to verify compliance with this Condition. The Auditors still consider that 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 DPIE were notified in order to demonstrate compliance.</p> <p>During the Audit Period, Interim Occupation Certificates were issued by the PCA:</p> <ul style="list-style-type: none"> • IOC2 - Blacksmith, issued on 30 September 2020. The actual date of the Blacksmith occupation and use could not be confirmed but Mirvac advised it was after 5 November 2020. • IOC 3 – Accessways for Bodyfit tenancy, issued on 30 October 2020. The accessway and Bodyfit was operational from 5 November 2020. Mirvac notified DPIE on 27/10/20 which satisfies the 48-hour notice period. • IOC 4 – travelator, public domain and LWS005 tenancy (food and beverage retailer), issued on 22 March 2021. The actual start date of occupation or use could not be confirmed. • IOC 5 - remaining public domain Bays 1-13, excluding pedestrian crossing at Bay 7, issued on 18 May 2021. The actual start date of use could not be confirmed. <p>Mirvac had not notified DPIE 48 hours prior to the commencement of use / operations for IOC2, IOC4 and IOC5. This is considered a non-compliance.</p> <p>The Auditors had recommended the IOC Program tracking spreadsheet (now relabelled as 211013 Master_Conditions 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 DPIE were notified in order to demonstrate compliance. Mirvac had implemented this recommendation by adding two columns labelled "DPIE</p>		

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>Notification' and 'Commencement of Operation' (in the OC Program tab). However, many of the cells are not populated with a date (but rather by an 'N/A' or are blank) for the corresponding construction or occupation stage, and therefore the information cannot demonstrate that DPIE were notified before the commencement of construction or operation.</p> <p>The Auditors recommend that increased effort is placed on populating these dates in the tracking register to assist in demonstrating compliance.</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> <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,</p>	<ul style="list-style-type: none"> Mirvac's South Eveleigh webpage for 'Construction & Development Updates': https://southeveleigh.com.au/about/construction-and-development-updates Mirvac's South Eveleigh webpage – additional page for Development Updates': https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates DA condition tracking register ("211013_Master Conditions Tracking" spreadsheet) 	<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. The Auditors make the following observations and recommendations, some of which were noted in the 2020 IEA:</p> <ul style="list-style-type: none"> Recently approved consent modification MOD9 was included on the website. Where consent modifications refer to revised drawings, those revised drawing should be provided on the website (e.g. Site retail plan is Revision M, not Revision P per MOD 6, proposed plan – ground floor is Revision S, not Revision CC per MOD 9). Some links do not open the documents (e.g. Moveable Collection Management Plan, Stage 2 Heritage Implementation Plan). Check that all links are working correctly. South Eveleigh heritage, construction and development updates are provided, however these are not regularly reported. The last updates were in January-February 2021. Mirvac to consider providing updates on a more frequent basis as previously these were provided at least on a monthly basis (e.g. every 3 months, if considered relevant). 	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>		<ul style="list-style-type: none"> A complaints register is available (labelled as the Locomotive Workshop Contact Register). The Auditors note that the last complaint entry was on 18/8/2020. 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. As was noted in the 2020 IEA, Mirvac uses a 'tracking register' to ensure updates to documents that are required to be uploaded to the website are done so within the required timeframes of the relevant condition. Mirvac advised 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 DPIE 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'. The Auditors note that the register also does not identify the document version so it is not possible to verify that the current version has been uploaded on the website without retrieving the document to physically check the version number against the website version. <p>As was recommended in the 2020 IEA, there is an OFI for Mirvac to include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The notification deadline and upload deadline could also be included.</p>		
COMPLIANCE REPORTING					
C4	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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"> 2020 IEA Mirvac, Compliance Report 2, Locomotive Workshop SSD 8517, November 2020, Revision 2, 02/11/20 Post Approval Form_20200612052842.pdf, SSD-8517-PA-11, not dated DPIE email to Mirvac, Re. ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-25), 02/11/20, with attached Post Approval Form_20201102112143.pdf, SSD-8517-PA-25 Mirvac, Pre-Operation Compliance Report, Locomotive Workshop SSD 8517, November 2020, Revision 1, 03/11/20 DPIE email to Mirvac, Re. ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-26), 03/11/20, with attached Post Approval 	<p>The 2020 IEA found this Condition was non-compliant during the previous audit period due to a late submittal of Compliance Report 2 and the contents of Compliance Reports 1 and 2 did not fully meet the requirements of the Compliance Reporting Post Approval Requirements (Department, 2018) (CRPAR 2018). The Auditors previously recommended that subsequent compliance reports meet the CRPAR 2018.</p> <p>Mirvac received a direction from the Department to revise Compliance Report 2 to meet the CRPAR 2018. Mirvac resubmitted a revised Compliance Report 2 on 02/11/ 20.</p> <p>Compliance Report 3 and a Pre-Operation Compliance Report were also submitted in November 2020 on 09/11/20 and 03/11/20, respectively. They both generally meet the requirements of CRPAR 2018. The Auditors observe a discrepancy between the two reports, which were issued within days of each other and essentially had the same audit period. The Pre-Occupation Compliance Report indicated that there were no non-compliances during the audit period whilst the Compliance Report 3 indicated there was one non-compliance relating to Condition A20 and late payment of the Long Service Levy. Given that the later report, Compliance Report 3, stated the correct number of non-compliances in the Auditors' view, this discrepancy is not considered significant enough to warrant further action.</p> <p>Mirvac notified the Department that operation was planned to commence on 01/11/20 with the opening of the gym and subject to issue of the Occupation Certificate. Mirvac advised the Auditors that the commencement of operation had been subsequently delayed until 05/11/21. On that basis, the Pre-Operation Compliance Report was submitted to the Department prior to commencement of operation.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Form_20201103064851.pdf, SSD-8517-PA-26</p> <ul style="list-style-type: none"> Mirvac, Compliance Report 3, Locomotive Workshop SSD 8517, November 2020, Revision 1, 09/11/20 DPIE email to Mirvac, Re. ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-27), 09/11/20, with attached Post Approval Form_20201109080358.pdf, SSD-8517-PA-27 Post Approval Form_20201027230540.pdf, SSD-8517-PA-24 C2-Post approval form_28Oct20 screenshot.png 211013_Master Conditions Tracking.xlsx Mirvac email to Ramboll, Re. Locomotive Workshops, 26/07/21 DPIE and Mirvac emails, RE: ATP Locomotive Workshop (Bays 1 - 4a) - Construction Compliance Report 2, 16/10/20 to 27/10/20 			

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> Post Approval Form, Post Approval Form_20210204222245, with attached Mirvac letter to DPIE, Re. SSD 8517 & SSD 8449 Locomotive Workshop, 05/02/21 	<p>The Pre-Operation Compliance Report and the Compliance Report 3 were not made publicly available within the required 60-day timeframe. Mirvac notified the Department of this non-compliance in accordance with Condition A13 on 05/02/21. They also notified that the reports would be made publicly available on 12/02/21, which was 7 days later and met the timeframe for notification.</p> <p>Mirvac's tracking worksheet for access to information, 'C3 – Access to Information' in the '211013 Master_Conditions Tracking' spreadsheet still does not indicate the date documents are submitted to the Department or the date documents are made publicly available.</p> <p>No recommendation is made specific to the non-compliance as the reports were made publicly available and the non-compliance was reported to the Department in accordance with Condition A13.</p> <p>The Auditors recommend as a continuing OFI that the date a report is submitted to the Department and the date that the report is made publicly available are recorded in the tracking spreadsheet.</p>	Non-compliant	NC4
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.		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: <ul style="list-style-type: none"> (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 	<ul style="list-style-type: none"> Ramboll Australia Pty Ltd, Program for the Conduct of Independent Environmental Audits for SSD 8517 Locomotive Workshops (Bays 1-4a), 07/03/19 	<p>The IEAs have been conducted in accordance with the Independent Audit Program.</p> <p>The 2020 IEA was completed within 52 weeks of the 2019 IEA.</p> <p>This IEA, the 2021 IEA, will be completed within 52 weeks of the commencement of operation, which was 05/11/20.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Approval Requirements (Department 2018).	<ul style="list-style-type: none"> Ramboll Australia Pty Ltd, 2019 Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, 16/10/19 (2019 IEA) Ramboll Australia Pty Ltd, 2020 Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, 16/10/20 (2020 IEA) Mirvac email to Ramboll, Re. Locomotive Workshops, 26/07/21 Post Approval Form_20201022013412 .pdf, SSD-8517-PA-23, not dated Email from Mirvac to DPIE, Re: Locomotive Workshop (SSD 8517) Conditions C8 & C9 - Independent Audit Report, 22/10/19 Mirvac Projects Pty Ltd, Mirvac Response to Second Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, Version 1.0, 22/10/20 	<p>Mirvac submitted the 2019 IEA to DPIE on 22/10/19. Based on SSD-8517-PA-23 to which the 2020 IEA and Mirvac's response (dated 22/10/20) were attached the 2020 IEA and which also notified that they would be made accessible to the public 7 days later on 29/10/20, the 2020 IEA was completed within 52 weeks of the 2019 IEA.</p> <p>The Independent Audits have been carried out generally in accordance with Condition C8.</p>		
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	<ul style="list-style-type: none"> Mirvac Projects Pty Ltd, Mirvac Response to Second Independent Environmental Audit, SSD 8517 Locomotive 	Mirvac submitted a response to the 2020 IEA to DPIE on 22/10/20. Mirvac advised that the Department subsequently directed Mirvac to revise the response (a copy of the Department's direction was not provided to the Auditors), which Mirvac re-issued on 12/02/21 to include timing for the	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(a) review and respond to each Independent Audit Report prepared under condition C8 of this consent;</p> <p>(b) submit the response to the Department; and</p> <p>(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.</p>	<p>Workshop – Bays 1-4A, Version 1.0, 22/10/20</p> <ul style="list-style-type: none"> Post Approval Form_20201022013412.pdf, SSD-8517-PA-23, not dated Mirvac Projects Pty Ltd, Mirvac Response to Second Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, Version 2.0, 12/02/21 Interview with Mirvac personnel on 13/10/21 	<p>completion of actions. The response is considered to meet the Independent Audit Post Approval Requirements (Department 2018).</p> <p>Mirvac notified DPIE that they would make the 2020 IEA report and Mirvac's response available on the South Eveleigh website on 29/11/20, which met the requirements. The Auditors observe that the 2020 IEA and Mirvac's Version 1 response are available on the project website but not Mirvac's Version 2 response (https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates).</p> <p>Mirvac have not recorded when documents are made publicly available on the project website and it is not shown on the website. Therefore, the Auditors cannot verify if the 2020 IEA and response were in fact made publicly available within 60 days of the report being submitted to DPIE. There is no evidence to suggest that this was not done.</p> <p>The Auditors recommend as an OFI that Mirvac make their Version 2 response publicly available.</p>		
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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/20201. 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the previous audits (in 2019 and 2020).	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C11	<p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<ul style="list-style-type: none"> As for Condition C10 	<p>This condition was noted as compliant during the 2019 IEA.</p> <p>No changes have been made to the Community Consultation Strategy since the previous audits (in 2019 and 2020).</p>	Not triggered	
C12	<p>The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month prior the commencement of any work.</p>	<ul style="list-style-type: none"> As for Condition C10. 	<p>This condition was noted as compliant during the 2019 IEA.</p> <p>No changes have been made to the Community Consultation Strategy since the previous audits (in 2019 and 2020).</p>	Not triggered	
C13	<p>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.</p>	<ul style="list-style-type: none"> As for Condition C10. 	<p>This condition was noted as compliant during the 2019 IEA.</p> <p>No changes have been made to the Community Consultation Strategy since the previous audits (in 2019 and 2020).</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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) and Curio Projects (Andre Fleury) on 15/10/20201 	Mirvac and Curio Projects advised that the Community Communication Strategy continues to be implemented throughout the duration of the project. Newsletters on development and community activities are provided via subscription. Based on interviews conducted, the Auditors are satisfied this condition is being met.	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"> Interviews with Mirvac (Chris Callaghan, Project Manager) on 13/10/2021 and subsequent emails 19/10/21. Daily Site Activities Briefing 211018. Daily Prestart Meeting Minutes, 18/10/2021. Locomotive Workshops_Site Specific Induction_Rev12.pdf, dated 07/04/2021. 	<p>Mirvac advised that employees and contractors continue to be made aware of the Consent Conditions and their obligations during Induction. Additional site-specific induction training is then provided by the HSE Officer/ team or other trainers, as relevant, depending on specific roles.</p> <p>The Site Specific Induction_Rev12 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> <p>A reminder to not dispose of hazardous substances or chemicals in waste bins is included in the Daily Site Activities Briefing.</p> <p>Contractors are also notified of their obligations to comply with Consent Conditions during the tender process where a copy of the Development Consent is provided as part of the tender documentation, and specific conditions may be included in the scope of works.</p>	Compliant	
UTILITY SERVICES					
C16	Prior to the commencement of work, the Applicant is to obtain written approval from the utility authorities (electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.				
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>		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>This Condition was completed and considered compliant in the 2019 IEA.</p> <p>No further geotechnical assessments have been conducted.</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
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.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2020 & 26/10/2021.	Mirvac and Curio advised that 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 final archival record must be submitted to the Planning Secretary, Council and the	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio 	<p>This Condition was completed and considered compliant in the 2020 IEA.</p> <p>Mirvac advised that during the Audit Period, some buried pipes were found in Bay 2 North during recent excavation works. Excavation works were stopped until the heritage consultant inspected the pipes. The pipes were deemed not to be of significant value, were disposed of, and works were authorised to continue.</p>	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Heritage Council, prior to the issue of the first Occupation Certificate for the Locomotive Workshop.	Projects (Andre Fleury) on 15/10/20201.			
DISCOVERY OF ABORIGINAL HERITAGE					
C22	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/20201.	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 1 – 4a within the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works to Bays 1 – 4a, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic recording of Heritage Items using Film or Digital Capture'.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/20201.	This condition was reported as compliant during the 2019. As noted during the 2020 IEA and for this Audit Period, the works are ongoing and when all works are completed, Mirvac advised that a final photographic archival record will be prepared. The final Occupation Certificate (for Bays 5-15) is expected to be issued in February 2022 and the final photographic archival record for the whole Locomotive Workshop will be prepared after this time.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/20201.	This condition was reported as compliant during the 2019 Audit. Mirvac 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 survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
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		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	control infrastructure and cadastral framework are preserved for the public benefit and in accordance with the Surveying Act 2002.				
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 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.		Demolition was completed during the previous audit period.	Not triggered	
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"> Construction site notice Interview with Mirvac personnel on 13/10/21 	Construction hours are specified in Scope of Works for contractors. Mirvac advised that construction work has not been conducted outside the approved hours during the Audit Period. There is no evidence to indicate that Condition D2 is not being adhered to.	Compliant	
D3	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Same as for Condition D2 	Same as for Condition D2	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
D4	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			Not triggered.	
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			Not triggered.	
D6 (as modified, SSD 8517 MOD 2)	Deleted				
REMEDICATION					
D7	The Proponent shall undertake the remediation works in accordance with the recommendations of the Remedial Action Plan (RAP) prepared by JBS&G, dated 15 June 2016 (Ref: 51142/104280 (Revision 0)). Any amendments to the approved Remedial Strategy must be approved by the Site Auditor.	<ul style="list-style-type: none"> Ramboll, Site Audit Report, Pedestrian Travelator of Locomotive Workshop, Eveleigh, 30/10/20 	<p>Remediation was completed during the Audit Period. It was carried out in stages to facilitate progressive occupation of parts of the bays. Remediation Stages 1A to 1C were completed during the previous audit period. Remediation of the Travelator was completed during the Audit Period and a Site Audit Report (SAR) was issued by EPA Accredited Site Auditor 1505 (Site Auditor). The Site Auditor found that "remediation works undertaken were appropriate and generally in accordance with the RAP".</p> <p>No RAP addendums were made during the Audit Period.</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	<ul style="list-style-type: none"> Ramboll, Site Audit Report, Pedestrian Travelator of Locomotive Workshop, Eveleigh, 30/10/20 	The Site Auditor reviewed waste management undertaken during the remediation works including waste classification processes (Section 15.5 of the SAR). The Site Auditor found that "the waste management that was assessed as part of the remedial works was undertaken in accordance with the	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.		relevant guidelines [including the NSW EPA (2014) <i>Waste Classification Guidelines, Part 1: Classifying Waste</i>] and regulations, as well as the requirements of Condition D8 of the SSD". Immobilisation of waste was not required. The Auditors consider that the review conducted by the Site Auditor meets the requirements of this Condition.		
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.		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 identified and managed in accordance with the approved CNVMP.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/20201. Complaints Register, February 2021. Example of a Noise Alert email, 20/01/2021. 	<p>The previously installed four noise and vibration monitors at Bay 14 continue to be used with an auto-alert (via email) being sent to the Mirvac Project Manager when noise levels are 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 31/8/21 and 22/9/21 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.</p> <p>Mirvac advised that no noise complaints for the Locomotive Workshop (Bays 1-15) had been received during the Audit Period.</p> <p>As noted in Condition B10, the Complaints Register notes the last complaint entry as 12 February 2021. Mirvac advised that the Register has not been regularly updated since that time due to restructuring of the Mirvac team and responsibility for maintenance of the Register was not re-</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			assigned. Mirvac has now provided a dedicated resource for updating the Register (i.e. Guest Experience Assistant).		
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 with relevant Safe Work Australia requirements.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/20201. Site visit on 07/10/2021. Daily Site Activities Briefing 211018. Daily Prestart Meeting Minutes, 18/10/2021. 	<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. There have been no notifiable incidents reported to SafeWork NSW (for SSD 8517 and SSD 8449). Safe work processes such as weekly HSE inspections of the Workshop occur and daily pre-start meetings are held. <p>The Auditors observed during the site inspection that the main site office is located at the entrance to Bay 15. Entry to this area requires sign-in including for Covid-19 (using the Mirvac QR code sign (under the Hammertech system) and Service NSW QR code sign-in). - A works compound at the eastern end of the Workshop (near Bay 1 North) was</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			secured by fencing to prevent entry by the public and required Covid-19 QR sign-in.		
HAZARDOUS AND INDUSTRIAL WASTE					
D14	<p>Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the Office of Environment and Heritage and the NSW Work Cover Authority pursuant to the provisions of the following:</p> <p>(a) Protection of the Environment Operations Act 1997;</p> <p>(b) Protection of the Environment Operations (Waste) Regulation 2014;</p> <p>(c) Waste Avoidance and Recovery Act 2001; and</p> <p>(d) Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.</p>	<ul style="list-style-type: none"> As for Condition D8 Site visit on 07/10/21 Interview with Mirvac personnel on 13/10/21 	<p>The Site Auditor's review of waste classification and management in accordance with Condition D8 included review of hazardous and/or industrial wastes, such as asbestos contaminated wastes.</p> <p>No evidence of inappropriate disposal of hazardous and/or industrial waste was observed during the site inspection.</p>	Compliant	
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 on 13/10/21 Site visit on 07/10/21 	<p>Excavation works had mostly been completed aside from some trenching activities for services. During the site inspection concrete work was being undertaken in Bays 1 and 2.</p> <p>Mirvac advised that they ensure the waste skip bins are covered before leaving site. There is no evidence to suggest that this is not the case.</p>	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	<ul style="list-style-type: none"> Site visit on 07/10/21 Mirvac email to Ramboll, Re: Mirvac 3rd IEA Locomotive Workshop (Bays 1-4a) - 	Mirvac advised that vehicle cleansing was no longer undertaken as the trucks do not leave the hardstand areas. There is no evidence to indicate that Condition D16 was not adhered to during the Audit Period.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	materials to pollute or be placed in a position from which they may pollute waters.	follow up information request, 19/10/21			
NO OBSTRUCTION OF PUBLIC WAY					
D17	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Secretary to stop all work on site.	<ul style="list-style-type: none"> Site visit on 07/10/21 Mirvac email to Ramboll, Re: Mirvac 3rd IEA Locomotive Workshop (Bays 1-4a) - follow up information request, 16/10/21 	<p>The Auditors observed that a boom lift was parked adjacent to the eastern site compound in the public way Innovation Plaza. Mirvac advised that it was located there temporarily as it had just been delivered. It had been relocated to the site compound by the following day as evidence by a photograph supplied by Mirvac.</p> <p>No other evidence of obstruction of public ways was observed during the site inspection.</p>	Compliant	
BUNDING					
D18	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded 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 on 07/10/21 	<p>Mirvac advised that contractors are responsible for storing the hazardous chemicals that they use.</p> <p>The Auditors did not observe any chemical storages located in Bays 1-4a during the site visit.</p>	Compliant	
SITE NOTICE					
D19	<p>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 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>	<ul style="list-style-type: none"> Site visit on 07/10/21 	<p>The previous larger site compound comprising site offices within a hoarded area had been removed and only a smaller compound remained with temporary site fencing. The Auditors observed that a site notice was missing from the gate to the eastern site compound. Mirvac advised that the construction work was scheduled to be completed by the end of November 2020.</p> <p>Mirvac should install a site notice at the smaller eastern site compound.</p>	Non-compliant	NC5

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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>				
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS					
D20	<p>If during the course of construction the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the Heritage Act 1977. Relevant works shall not recommence until written authorisation from the Heritage Council of NSW is received by the Applicant.</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021. 	<p>As noted for Conditions C19-C21, no subsurface archaeology/ features were identified in Bays 1-4a or Bays 5-15 during the Audit Period.</p> <p>During the 2020 IEA, an archival record report was prepared by Curio Projects and submitted to DPIE, Council and Heritage NSW on 24 March 2020.</p>	Not triggered	
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS					
D21	<p>If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the Office of Environment and Heritage informed in accordance with section 89A</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021. 	<p>No new Aboriginal objects were found during the Audit Period.</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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 15/10/2020. 			
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"> Interview with Mirvac personnel on 13/10/21 	Mirvac advised that no street trees were trimmed or removed during the Audit Period.	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 the satisfaction of the relevant Authority.	<ul style="list-style-type: none"> Site visit on 07/10/21 Mirvac email to Ramboll, Re: Mirvac 3rd IEA Locomotive Workshop (Bays 1-4a) - follow up information request, 16/10/21 	<p>There are no trees along the northern and southern public ways located along Locomotive Street and the footpath beside the railway line.</p> <p>The trees in Innovation Plaza were not protected. However, Mirvac advised that a traffic control ticket escort is always used to escort a machine through the public way. The Auditors observed during the site visit that a concrete truck had an escort.</p>	Compliant	
D24	All trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.	<ul style="list-style-type: none"> Site visit on 07/10/21 	<p>The trees located in the smaller remaining eastern site compound within Innovation Plaza were no longer protected and surrounded by equipment.</p> <p>The Auditors recommend that tree guards be re-instated on the trees within the eastern site compound until completion of construction works.</p>	Non-compliant	NC6
HOARDING REQUIREMENTS					
D25	<p>The following hoarding requirements shall be complied with:</p> <p>(a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.</p>	<ul style="list-style-type: none"> Site visit on 07/10/21 	No hoarding was observed during the site visit. Mirvac advised that the hoarding had been removed prior to the IGA supermarket opening in late April. Graffiti was removed on a few occasions.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
ROOF LANTERNS					
D26	Any removed roof lanterns must be securely stored for future use.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. Photographs of lanterns (in situ, stored, re-installed). Example record for removed lanterns. 	The roof lanterns were observed to be in use in the bays. Mirvac advised that approximately 20 of the roof lanterns remained and they were now stored in a warehouse facility in Campbelltown. Mirvac are considering how the remaining lanterns may best be used and they may be handed over to next fit-out contractor.	Compliant	
PAVING MATERIALS					
D27	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".	<ul style="list-style-type: none"> <i>Slip Resistance Inspection of New Pedestrian Floor Surfaces, 2 Locomotive Street, Eveleigh NSW 2015</i>, Report No. R23057L.1, prepared by Safe Environments Pty Ltd, 17 March 2021 <i>Slip Resistance Inspection of New Pedestrian Floor Surfaces, 2 Locomotive Street, Eveleigh NSW 2015</i>, Report No. R22950L, prepared by 	<p>Slip resistance testing was carried out by Safe Environments Pty Ltd in February 2021 of several paved areas at SSD 8517 (Bays 1-4a) and SSD 8449 (Bays 5-15). Documentation provided confirmed the slip resistance of the following paved areas or surfaces complied with the slip resistance evaluation criteria within AS 4586:2013 (i.e. passed the slip resistance test):</p> <ul style="list-style-type: none"> Bay 12 stairs (timber treated sealed) (per report dated 17/3/21) Spine throughout commercial tenancy (concrete) Ground floor commercial tenancy (grey tile) Level 1 commercial tenancy (grey vinyl) Bay 9 stairs (precast concrete tread) 	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Safe Environments Pty Ltd, 3 March 2021</p> <ul style="list-style-type: none"> <i>Slip Resistance Inspection of New Pedestrian Floor Surfaces, 2 Locomotive Street, Eveleigh NSW 2015, Report No. R21793L, prepared by Safe Environments Pty Ltd, 01/09/20 (for the Blacksmiths)</i> <i>Slip Check to AS4663-2013, 2 Locomotive Street, Eveleigh NSW 2015, Report No.s. R22950, R21793 prepared by Safe Environments Pty Ltd, 03/03/21, 01/09/20 respectively</i> 	<ul style="list-style-type: none"> External walkway Locomotive Street (grey paver)* Bay 13 level 1 toilets (speckled black tile) IGA slab retail supermarket – supermarket aisles (polished concrete)* The Blacksmiths – wet area (concrete)* <p>The following areas did not pass the slip resistance test. These areas were noted in the 3/3/21 inspection report:</p> <ul style="list-style-type: none"> Bay 12 stairs (timber tread). Mirvac advised that this area was resealed and retested with positive results. Upper level plant rooms (grey epoxy with grit). Mirvac advised that this area is not open to the public and not subject to this condition. IGA slab retail – wet area (polished concrete). Mirvac advised that this area is the responsibility of the tenant, IGA supermarket, and that Mirvac had included this area in the slip resistance testing program. Mirvac has no obligation for ensuring compliance with the slip resistance in this area*. <p><i>Note: the items marked with an * relate to SSD 8517 (Bays 1-4a). The other unmarked items relate to SSD 8449.</i></p>		
SURVEY CERTIFICATE					
D28	A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works certifying the location of the building in relation to the boundaries of the allotment.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021.	Mirvac advised that the survey would be scheduled for completion in the next 1-2 weeks (i.e. by end of October 2021). The cladding of annexes at the southern end of the Locomotive Workshop and works around the perimeter of the building are now completed.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
PROTECTION OF PUBLIC INFRASTRUCTURE					
E1 (as modified, SSD 8517 (MOD 5))	<p>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:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021. 	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	<p>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.</p> <p>A Section A Site audit statement must be prepared at the end of each stage of development, including the excavation and construction of the tunnel below Locomotive Workshop to Locomotive Street certifying the suitability of the land for the proposed use.</p>	<ul style="list-style-type: none"> 2019 IEA 2020 IEA JBS&G Australia Pty Ltd, Locomotive Workshop Pedestrian Travelator (Part Bay 4 South and Public Domain) Validation Report: South Eveleigh Precinct, 51142/133018 Rev 0, 15/10/20 Ramboll, Site Audit Report, Pedestrian Travelator of Locomotive Workshop, Eveleigh, 30/10/20 	<p>Remediation of the Locomotive Workshop has been carried out progressively.</p> <p>SARs, including Section A2 Site Audit Statements (SASs) were issued for Stages 1A, 1B and 1C during the previous audit periods.</p> <p>The Validation Report was issued on 15/10/20.</p> <p>The SAR/SAS was issued for the Travelator on 30/10/20.</p> <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 and that the SAS/SAR (30/10/20) and Validation Report were provided to the relevant authorities within the required 6-month timeframe (05/02/21), and prior to the issue of the relevant Interim Occupation Certificate (IOC), being IOC4 (22/03/21).</p>	Non-compliant	NC7

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<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>	<ul style="list-style-type: none"> Post Approval Form_20210210012514.pdf, SSD-8517-PA-31, not dated Email from Mirvac to the EPA, Re: Condition E2 (SSD 8517) - Remediation and Site Validation (Travelator), 05/02/21 Email from Mirvac to the City of Sydney, Re: Condition E2 (SSD 8517) - Remediation and Site Validation (Travelator), 05/02/21 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 2_Blacksmith, 30/09/20 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 3, 30/10/20 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 4, 22/03/21 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 5, 18/05/21 	<p>However, it appears that the provision of the SAS/SAR and Validation Reports to Council and DPIE did not satisfy the 30-day timeframe required by Clauses 17 and 18 of SEPP 55 - Remediation of Land and therefore, this Condition is non-compliant.</p> <p>Given that this was the last SAR/SAS for Bays 1-4a and the SAR/SAS for Stage 2 remediation of the Locomotive Workshop (SSD 8449) was also issued in March 2021, the Auditors make no recommendation.</p>		
CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN					
E3	Prior to the issue of the first Occupation Certificate for Bays 1 – 4a, the Applicant shall prepare and implement a Long Term	<ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A, 	Remediation of the Locomotive Workshop has been carried out progressively and the PCA has also progressively issued IOCs. The LTEMP was progressively updated and submitted	Non-compliant	NC8

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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 maintenance of remediation notice issued by the EPA under the CLM Act.</p>	<p>1B and 1C, and Travelator Tunnel, Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/133016 Rev 0, 15/10/20</p> <ul style="list-style-type: none"> Ramboll, Site Audit Report, Pedestrian Travelator of Locomotive Workshop, Eveleigh, 30/10/20 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 4, 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 JBS&G Australia Pty Ltd, Locomotive Workshop Stage 2 (Bays 5 to 15) and Residual Stage 1 Areas, Validation Report, South Eveleigh Precinct, 51142/135752 Rev 0, 26/02/21 JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A, 1B and 1C, Travelator Tunnel and Stage 2, Long Term 	<p>to the Site Auditor. The LTEMP was also provided with the SAR/SAS to the PCA prior to the issue of the relevant IOC, IOC4.</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 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>There is no evidence that regular (six monthly) inspections of the capping arrangement have been conducted in accordance with EMP01, which is considered non-compliant.</p> <p>The Auditors recommend that inspections required under the LTEMP EMP01 be carried out and recorded.</p>		

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Environmental Management Plan, South Eveleigh Precinct, 51142/135751 Rev 0, 26/02/21</p> <p>Further evidence provided by Mirvac following factual review:</p> <ul style="list-style-type: none"> Mirvac email to Ramboll, 02/11/21 			
HERITAGE INTERPRETATION					
E4	<p>Within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant shall implement the proposals and recommendations of the approved Stage 2 Heritage Interpretation Plan for the Locomotive Workshop, including the physical elements and digital elements associated with the travelator.</p>	<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), 29/03/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021. 	<p>The first Interim Occupation Certificate was issued for Bays 1-4a on 26 May 2020. Mirvac had intended to implement the Stage 2 HIP by May 2021.</p> <p>Mirvac advised and documentation provided confirmed that an extension for completion of this condition 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 B48 (now E26), E4, E6 and F9 of SSD 8517 (and conditions B40, E4, E6 and F9 of SSD 8449). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 1 April 2021).</p> <p>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 is planned in the next 2 weeks (i.e. end October 2021). This meeting is 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>	Not triggered	

Table A: Compliance with SSD 8517

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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021. Heritage Impact Statement, South Eveleigh Tavern – Bays 1-2 North, prepared by Curio Projects (for Australian Venue Co.), 13 July 2021. Heritage Impact Statement, IGA Romeo's Food Hall – Bays 3-4a North, prepared by Curio Projects (for Romeo's Retail Group), 23/08/.2019 	<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. During the Audit Period, three tenants had Heritage Impact Statements (HIS) prepared and development applications submitted(i.e. Australian Venue Co., The Grounds and Anita Gelato). 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 a sample of HISs to confirm that these have been prepared with reference to the Mirvac HIS, heritage impact plan 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"> Letter from Heritage NSW (Sarah Jane Brazil) to Mirvac re SSD 8517 (conditions B48, E4, E6, F9) & SSD 8449 (conditions B40, E4, E6, F9), 29/03/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021. 	<p>During the 2020 IEA, Mirvac advised that a draft strategy had been prepared although had not yet included consultation with Heritage NSW or Council. The strategy was required to be completed by May 2021 for SSD 8517.</p> <p>As noted in condition E4, Mirvac advised and documentation provided confirmed that an extension for completion of this condition 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 B48 (now E26), E4, E6 and F9 of SSD 8517 (and conditions B40, E4, E6 and F9 of SSD 8449). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 1 April 2021).</p> <p>Heritage NSW also required an interim report to be provided within 6 months of the date of the approval letter (i.e. by 29</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			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 is planned in the next 2 weeks (i.e. end October 2021). This meeting is 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).		
SYDNEY WATER COMPLIANCE					
E7	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.		This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021. Occupation Certificate No. 17-209159_SSD8517_IOC 2_Blacksmith, Philip Chun, endorsed 30/09/2020. Occupation Certificate No. 17-209159_SSD8517_IOC 3 (temporary access), Philip Chun, endorsed 30/10/2020. Occupation Certificate No. 17-209159_SSD8517_IOC 	<p>An Interim Occupation Certificate for the following operations in Bays 1-4a were issued by the PCA during the Audit Period:</p> <ul style="list-style-type: none"> IOC2 - Blacksmith, issued on 30 September 2020. The actual date of the Blacksmith occupation and use could not be confirmed IOC 3 – Accessways for Bodyfit tenancy, issued on 30 October 2020. The accessway and Bodyfit was operational from 5 November 2020. IOC 4 – travelator, public domain and LWS005 tenancy (food and beverage retailer), issued on 22 March 2021. The actual start date of occupation or use could not be confirmed IOC 5 - remaining public domain Bays 1-13, excluding pedestrian crossing at Bay 7, issued on 18 May 2021. The actual start date of use could not be confirmed <p>As the Auditors could not confirm that Occupation Certificates were obtained from the PCA before the actual</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>4 (travelator, public domain and LWS005 tenancy), Philip Chun, endorsed 22/03/21.</p> <ul style="list-style-type: none"> Occupation Certificate No. 17-209159_SSD8517_IOC 5 (remaining public domain Bays 1-13, excluding pedestrian crossing at Bay 7), Philip Chun, endorsed 18/05/2021. 211013 Master_Conditions Tracking spreadsheet. <p>Further evidence provided by Mirvac following factual review:</p> <ul style="list-style-type: none"> Mirvac email to Ramboll, 05/11/21, with forwarded internal Mirvac email, Subject: IGA – OC, 19/04/21 	<p>commencement of occupation or use this condition is considered non-compliant.</p> <p>As noted in Condition C2, the Auditors had recommended the IOC Program tracking spreadsheet (now relabelled as 211013 Master_Conditions Tracking spreadsheet) could be further improved to include the actual dates of commencement of operation / occupation and the date that DPIE 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 are not populated with a date (but rather by an 'N/A' or are blank) for the corresponding construction or occupation stage, and therefore the information cannot demonstrate that an Occupation Certificate (OC) had been issued prior to commencement of occupation or use of the corresponding part of the building.</p> <p>Following the further factual review, Mirvac advised that their internal systems would not allow occupation unless an OC had been issued. Mirvac provided an email as evidence in which Mirvac's Divisional Facility Manager, Commercial Property, enquired after the status of the IGA as "they will not be able to open until there is an OC in our hands". The Occupation Certificate (OC) referred to is the tenant's OC for the fit-out. Occupation of the base building had been approved in a previous audit period under IOC1.</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. Consider tracking receipt of the tenants' OC and/or inclusion of Mirvac's Commercial Property tracking processes.</p>		
PUBLIC DOMAIN WORKS					
E9 (as modified)	The works to the public domain are to be completed in accordance with the approved public domain plan and as shown in the Civil Works Staging Plan,	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 	Mirvac advised that during the Audit Period, only one of the three public domain staging works has been completed (i.e. for Locomotive Street Stage 1 under CC6). These works were completed in line with IOC4 (Travelator, pavilion, Bays 3-4a common areas and part public domain) which was	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Rev 4, prepared by Mirvac, dated 21/01/2020. Staging is as follows</p> <ul style="list-style-type: none"> Innovation Plaza: prior to the commencement of the use of Bays 1 & 2 Locomotive Street Stage 1: prior the commencement of the use of Bays 3-4a (ground level) Locomotive Street Stage 2: prior to the commencement of the use of Bays 5-15. 	<p>13/10/2021 & subsequent emails.</p> <ul style="list-style-type: none"> News article re opening of Romeo's IGA South Eveleigh, dated 28/04/2021, https://www.news.com.au/finance/business/retail/romeos-iga-sydney-supermarket-opening-spree-all-part-of-plan-to-rival-coles-and-woolworths/news-story/6201306a9e5f3bd0445a720e65761050 	<p>issued on 22 March 2021. The first use of Bays 3-4a (ground level) was by IGA Supermarket which opened 28 April 2021, which is prior to the issue of the IOC4 for Locomotive Street Stage 1.</p> <p>The Innovation Plaza and Locomotive Street Stage 2 public domain works are still in progress.</p>		
MECHANICAL VENTILATION					
E10	<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> <p>(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).</p>	<ul style="list-style-type: none"> PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 2_Blacksmith, 30/09/20, including Attachment 9, Mechanical Services Installation Certificate, 28/08/20: <ul style="list-style-type: none"> Fredon Air (NSW) Pty Ltd (Fredon Air), Installation Compliance Certificate, Blacksmith Area (Bays 1-2), Appendix A – Mechanical Ventilation Services, 28/08/20 	<p>Mechanical Services Installation Compliance Certificates were attached to IOC2 and IOC4. address the requirements of the BCA, AS1669, Condition E10 and Fire Engineering Requirements.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 3, 30/10/20 PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 4, 22/03/21, including Attachment 8, Mechanical Installation Certificate, 27/02/21: <ul style="list-style-type: none"> Fredon Air Installation Compliance Certificate, Travelator Mechanical Services, Appendix A – Mechanical Ventilation Services, 27/02/21 Fredon Air Installation Compliance Certificate, Travelator Mechanical Services, Appendix A – Electrical Services, 27/02/21 Fredon Air Installation Compliance Certificate, Travelator Mechanical Services, Appendix A – Fire 			

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Hazard Indices, 27/02/21</p> <ul style="list-style-type: none"> Fredon Air Installation Compliance Certificate, Travelator Mechanical Services, Appendix A – Part J Mechanical Ventilation of BCA, 27/02/21 PCBC, Occupation Certificate No. 17-209159_SSD8517_IO C5, 18/05/21 			
TRAVEL DEMAND MANAGEMENT					
E11	<p>The Applicant shall prepare a Work Place Travel Plan, in consultation with TfNSW, for the proposed development which must be approved by the Planning Secretary prior to issue of the first Occupation Certificate for Locomotive Workshop. The Plan shall be included in the staff induction information for incoming employees and shall aim to achieve the following:</p> <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>Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021.</p>	<p>No changes have been made to Work Place Travel Plan (WPTP) since the previous audit.</p> <p>Mirvac had planned to issue the WPTP to all trading tenants as part of an Induction Pack. However, this has not been carried out. This condition is considered non-compliant.</p> <p>Mirvac should issue the WPTP to all currently trading tenants and ensure it is included in staff induction information provided to incoming tenants prior to the start of trading.</p>	Non-compliant	NC9

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
POST CONSTRUCTION DILAPIDATION REPORT					
E12 (as modified in SSD 8517 MOD 5)	<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 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</p>	<ul style="list-style-type: none"> Mirvac letter to PCBC, Condition E12 – SSD 8517 / Condition E11 – SSD 8449, Post Construction Dilapidation Report, 01/04/21 van der Meer (NSW) Pty Ltd (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 Areas, Revision A, 30/03/21 van der Meer (NSW) Pty Ltd, Post-Construction 	<p>Post-construction dilapidation reports were prepared for the 'Council Assets', 'External Areas' and 'Internal Areas', which were submitted to the PCA in accordance with Condition E12(b).</p> <p>There is no evidence that the PCA has ascertained if structural damage has occurred to adjoining buildings, infrastructure and roads in accordance with Condition E12(c) and (d).</p> <p>The post-construction dilapidation reports were forwarded to the Department, date not indicated on SSD-8517-PA-34.</p> <p>There is no evidence that they were forwarded to affected property owners, such as Sydney Trains, although Sydney Trains would potentially be more affected by SSD-8449 works (not within the scope of this Audit).</p> <p>Mirvac advised that post-construction dilapidation reporting for the Sydney Trains rail yard and Bay 15 would be deferred to the final Occupation Certificate. The PCA agreed.</p> <p>Given that first use of the commercial bays has yet to commence, this Condition is considered compliant.</p> <p>The Auditors recommend as an OFI that the requirements of Condition E12 (b) to (e) be completed</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	Dilapidation Report, 2 Locomotive Street, Eveleigh – Council Assets, Revision A, 30/03/21 <ul style="list-style-type: none"> Post Approval Form_20210412054222.pdf, SSD-8517-PA-34, not dated Mirvac and PCBC emails, Re: Condition E11 - Post-Construction Dilapidation Report, 22/02/21 to 01/04/21 	prior to commencement of first use of the commercial bays (Bays 5-15).		
FIRE SAFETY CERTIFICATION					
E13	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) on 13/10/2021. Interim Fire Safety Certificate (part Bays 1-4a) for retail, blacksmith workshop, museum, event space gym, teaching facilities (IOC2 & IOC3), 30/09/2020. Interim Fire Safety Certificate (whole base building excluding Bays 14-15) (IOC4), 18/03/2021. Interim Fire Safety Certificate for part of remaining public domain – commercial & 	<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"> IOC 2 (Blacksmith) and IOC3 (Accessways for Bodyfit tenancy) - the FSC was issued on 30/9/20. The FSC is the same for IOC2 and IOC3. IOC4 (Travelator, pavilion, Bays 3-4a common areas and part public domain) - the FSC was issued on 18/3/21. IOC5 (Additional public domain) - the FSC was issued on 17/5/21. <p>The FSC for IOC5 was displayed at the entrance door to Bay 1.</p> <p>Mirvac advised that the PCA confirmed that it submits a copy of the FSC to the relevant authority (i.e. Fire & Rescue NSW).</p> <p>Following further factual review by Mirvac, the Auditors were made aware that the FSC for IOC5 supersedes and includes the previous interim FSCs.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		retail (IOC5), 17/05/2021. <ul style="list-style-type: none"> Fire Safety Statement for Bays 1 & 2 South (Blacksmith), the gym and Top Education (Bays 3, 4 & 5 North), and Bay 14 offices, 20/01/2021. Site inspection observations on 07/10/2021. 			
STRUCTURAL INSPECTION CERTIFICATE					
E14	<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 8517 for Construction Certificates Stage 2, 3, 5 & 5a) issued by Arcadis (Francis Lau), 23/07/2020 (IOC2 & 3) Installation Compliance Certificate (SSD 8517 for Construction Certificates Stage 4c (travelator tunnel structure and internal slab apron) issued by Jones Nicholson Pty Ltd (Chris Guild), 03/03/2021 Installation Compliance Certificate (SSD 8517 for Construction Certificates Stage 4c (retail topping slab ground level (bays 1-2 grid H to S and bays 3- 	<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 1-4a under SSD 8517:</p> <ul style="list-style-type: none"> ICC issued 23 July 2020 prior to the issue of IOC2 and IOC3 issued on 30 September 2020 and 30 October 2020, respectively. Issue of the IOCs by PCA is considered as submission of the information to the PCA ICC issued 3 March 2021 (for part of works) prior to the issue of IOC4 issued on 22 March 2021. Submitted to PCA on 04/03/21, 09/03/21 and 17/03/21 ICC issued 4 March 2021 (for part of works) prior to the issue of IOC4 issued on 22 March 2021. Submitted to PCA on 04/03/21, 09/03/21 and 17/03/21 	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>4a grid A to S) & precast wall panels at travelator) issued by Arcadis (Frank Lau), 04/03/2021</p> <ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy) to Philip Chun (Rhoebee Clemente) re submission of Structural Installation Certificate (for Bays 3-4a topping slab, travelator pre-cast walls (Arcadis) and travelator tunnel structure (Jones Nicholson), 04/03/2021 to 18/03/2021 			
WASTE DISPOSAL					
E15	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"> 2020 IEA Mirvac Projects Pty Ltd, Mirvac Response to Second Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, Version 2.0, 12/02/21 Cubic Studio, Plan of Management, Proposed Gym at Tenancy LWMM01, Locomotive Workshop, Bay 3-4a North, Level 1, 2 Locomotive Street, Eveleigh, NSW 2015, 14/10/19 	<p>The Auditors found in the 2020 IEA that “overall, this condition [was] compliant; however, as an opportunity for improvement, the Auditors recommend[ed] that a means to ensure the appropriate classification and disposal of waste generated be prepared and implemented prior to commencement of use of Bays 1-4a”.</p> <p>Mirvac’s response to the 2020 IEA indicated that an “[Operational] Waste Management Plan [would] be prepared prior to commencement of use for [the supermarket and roastery] tenancies once the supermarket and roastery are able to confirm the types and quantities of waste that will be produced. ... “the gym [would] manage their waste in accordance with their Plan of Management which was approved under the tenancy DA”.</p> <p>Mirvac provided the Operational Waste Management Plan prepared in October 2017 (2017 OWMP). It has not been updated since then. It indicates that the expected waste</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Elephant's Foot Recycling Solutions, Operational Waste Management Plan, South Eveleigh Tavern, 16/06/21 Waste Audit and Consultancy Services, Operational Waste Management Plan (RETAIL Bays 1-4a), October 2017 (2017 OWMP) Mirvac email to Ramboll, 27/10/21 	<p>streams from the retail premises paper/cardboard, commingled recycling, organics and general waste. A medical centre was expected to generate clinical waste that they would be required to dispose of via a contractor that would meet "NSW EPA requirements for transport, tracking and treatment/disposal".</p> <p>The 2017 OWMP does not refer to waste generated from the blacksmith's operation which may include waste oil and other trackable wastes.</p> <p>The Auditors reviewed available management plans for Bodyfit's gym and the South Eveleigh Tavern. The latter tenant will occupy Bays 1 and 2 south which are yet to be occupied. The waste streams referred to in the South Eveleigh Tavern OWMP refers to a grease trap and chemical wastes. The OWMP also indicates in Section 5.7 that it is the building manager's responsibility for disposing and recycling of "problem waste streams", such as chemical waste.</p> <p>Mirvac advised that the tenants are provided with access to the waste bin rooms located in the Loading Dock and Mirvac have reportedly communicated to the tenants that they are responsible for other types of wastes, such as liquid waste.</p> <p>Based on the available information, there is inconsistency between Mirvac's 2017 OWMP and least one tenant's OWMP and expectations in relation to disposal of liquids waste. There is currently no evidence that wastes are not being classified and disposed of in accordance with NSW EPA's Waste Classification Guidelines.</p> <p>The Auditors recommend as an OFI that Mirvac review and revise the 2017 OWMP to ensure that it addresses all of the expected waste streams likely to be generated by the various tenancies. The revised OWMP should be provided to the tenants to provide necessary information and requirements to the tenants in order to ensure that they will classify and dispose of wastes in accordance with the latest version of the NSW EPA Waste Classification Guidelines.</p>		

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E16	Prior to the issue of the first Occupation Certificate for Bays 1-4a, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.	<ul style="list-style-type: none"> 2020 IEA Site visit on 07/10/21 	No garbage was observed on the public way outside the Loading Dock or elsewhere.	Compliant	
E17 (as modified)	Prior to the issue of any Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have been completed in accordance with Condition B13.		Assessed as compliant in the 2020 IEA. Not applicable for the Audit Period.	Not triggered	
ACOUSTIC COMPLIANCE					
E18	Prior to the issue of the first Occupation Certificate, or commencement of use, whichever occurs first, evidence shall be submitted to the PCA 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) on 13/10/2021. 	This condition was noted as compliant during the 2020 IEA. No changes have been made to Acoustic Assessment since the previous audit.	Not triggered	
LOADING DOCK MANAGEMENT PLAN					
E19 (as modified)	Prior to the commencement of the first use 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	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021.	This condition was noted as compliant during the 2020 IEA. Mirvac advised there have been no changes made to the Loading Dock Management Plan since the previous audit, and the first use of the Workshop occurred in November 2020, by Bodyfit gym, located in Bay 3.	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>north and Innovation Plaza, the on-street loading spaces on Locomotive Street and to minimise conflicts with pedestrian movements. The Loading Dock Management Plan</p> <p>shall include the following:</p> <p>(a) allocation of loading spaces</p> <p>(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</p> <p>(c) management of conflicts between vehicles and pedestrians</p> <p>(d) all vehicles are to exit the loading dock in a forward direction</p> <p>(e) controls on duration of stays</p> <p>(f) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations to redirect vehicles when queuing occurs</p> <p>(g) procedures for tradesperson access and parking</p> <p>(h) truck access routes</p> <p>(i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock</p> <p>(j) active management measures (e.g. traffic controllers)</p> <p>(k) evidence of consultation with the Sydney co-ordination office and council in</p>				

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	respect of the loading dock management plan must be submitted to the secretary.				
SERVICE VEHICLE ACCESS ROUTE					
E20 (as modified, SSD 8517 MOD 5)	<p>Prior to the commencement of the first use of the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee for changes to 'no stopping' parking restrictions on Rosehill Street, to enable the servicing access route Option 1 (Rosehill Street and Margaret Street) to the Locomotive Workshop. This includes implementing the required changes to 'no stopping' parking restrictions on Rosehill Street.</p> <p>If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee for changes to kerbside parking restrictions, evidence must be provided to the satisfaction of the Planning Secretary, prior to the commencement of the first use of the Locomotive Workshop, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing vehicle access to the Locomotive Workshop.</p>	<ul style="list-style-type: none"> Local Pedestrian Cycling and Traffic Calming Committee, Meeting No 2020/02, Minutes, 19/03/20 Emails between Mirvac and Philip Chun, SSD 8517 - Condition E20 (Service Vehicle Access Route), from 06/06/20 to 29/06/20 Photo showing a No Parking zone 	The minutes of the Local Pedestrian Cycling and Traffic Calming Committee indicate that on 19/03/20 they endorsed Mirvac's proposed changes to the parking restrictions in Rosehill St to a no parking zone to enable the servicing access route Option 1 (Rosehill Street and Margaret Street) to the Locomotive Workshop. The first use of the Locomotive Workshop has not yet commenced.	Compliant	
STORMWATER					
E21	<p>All works for the disposal of stormwater and drainage are to be implemented in accordance with the approved plans, including:</p> <p>(a) a works as executed survey must be prepared to the satisfaction of the PCA and a copy submitted to Council</p>	<ul style="list-style-type: none"> 2020 IEA PCBC, Occupation Certificate No. 17-209159_SSD8517_IOC 4, 22/03/21, including Attachment 10, Hydraulic Installation 	<p>The 2020 IEA found that his condition was compliant with the exception that the calculation sheet required under Condition E21(b) was to be deferred until Bays 5-15 had been completed.</p> <p>Two additional Hydraulic Installation Certificates were issued prior to ICO4.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(b) a hydraulic compliance certificate and calculation sheet</p> <p>(c) evidence of Sydney Waters acceptance of the works as executed documentation</p>	<p>Certificate, 01/03/21 and 04/03/21:</p> <ul style="list-style-type: none"> Smart Plumbing Solutions Pty Ltd, Installation Compliance Certificate, Locomotive Workshop – Travelator Area, Appendix A - Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 01/03/21 Smart Plumbing Solutions Pty Ltd, Installation Compliance Certificate, Retail Bays 3 to 4A (South), Travelator and Commercial Bays 5-13, Appendix A - Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 04/03/21 			
E22	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"> Mirvac letter to PCBC, Condition E22 (SSD 8517) / Condition E21 (SSD 8449) – Stormwater, 04/03/21 	Mirvac submitted maintenance schedules to the PCA on 04/03/21 and a copy was submitted to Council on 09/03/21. PCBC attached Mirvac's cover letter (04/03/21) and the maintenance schedules to IOC4, indicating that the PCA was satisfied with the documentation.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Mirvac email to City of Sydney, Condition E22 (SSD 8517) / Condition E21 (SSD 8449) – Stormwater, 09/03/21 Aconex email from Philip Chun to Mirvac, Re. Condition E21 & E22 SSD 8517 – Stormwater, 15/05/20 Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20 			
E23	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"> 2020 IEA 	This Condition was completed and considered compliant in the 2020 IEA.	Not triggered	
EXTERNAL LIGHTING					
E24	External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Prior to the 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, dated 16/03/21 Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021. 	<p>Documentation provided by Mirvac (from Integrated Group Services (IGS)) 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>Mirvac advised the first use of Bays 5-15 (excluding existing tenant in Bay 14) was 1 May 2021 under IOC1 (Bays 5-13 (excluding Bays 5-7 tenancies)). The certification letter from IGS was submitted to the PCA under IOC4, which was issued on 22 March 2021.</p>	Compliant	
E25	The Department must be notified in writing of the dates of commencement of	Notification from Mirvac (Nathan McCoy) to DPIE re commencement of	As noted during the 2020 IEA, an Interim Occupation Certificate for Bays 1-4a (SSD 8517) was issued by the PCA on 26 May 2020. However, at the time no tenants had	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	operation at least 48 hours before operation is likely.	operation of Bays 1-4a (of gym), 28/10/2020	<p>commenced occupation of Bays 1-4a. Top Education had fitted out the top floor of Bays 1-4a and were to have started occupation however this was delayed due to Covid-19. Another tenant (Bodyfit) was due to start occupancy of Bay 3 (level 1) in early October 2020.</p> <p>During this Audit Period, the first tenant to commence operations was Bodyfit gym on 5 November 2020. Mirvac notified DPIE on 28/10/2020 of the anticipated start date (of 1/11/20), which satisfies the 48 hour notification requirement.</p> <p>Note: The Auditors have assumed that notification to DPIE is required only when the first tenant commences operations, rather than for each tenant.</p>		
E26 (as modified – MOD 5)	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 recommendation on the future conservation, management, display conditions, storage, security, and identify the location and management of all moveable heritage.	<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), 29/03/2021. Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021. 	<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> <p>As noted in condition E4, Mirvac advised and documentation provided confirmed that an extension for completion of this condition 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 B48 (now E26), E4, E6 and F9 of SSD 8517 (and conditions B40, E4, E6 and F9 of SSD 8449). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 1 April 2021).</p> <p>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 is planned</p>	Not triggered	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			in the next 2 weeks (i.e. end October 2021). This meeting is 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).		
E26 (as modified – MOD 9)	Within 12 months of the installation, the Air Quality Management Plan approved under Condition B12 must be updated to include the blacksmith flues and extraction hoods. The updated Air Quality Management Plan shall be approved by the PCA and a copy shall be provided to the Planning Secretary.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 13/10/2021.	The installation of the extraction hoods and flues over three existing blacksmith stations in Bays 1-4a has not occurred yet.	Not triggered	
PART F POST OCCUPATION					
WORK PLACE TRAVEL PLAN					
F1	The Applicant shall implement the Work Place Travel Plan (WPTP) (Condition E12), ensuring that its annual review presented to the Planning Secretary results in sufficient facilities being provided to meet the demand for sustainable travel choices, including facilities for visitors within the public domain.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 	<p>No changes have been made to WPTP since the previous audit. There is no evidence that the WPTP has undergone an annual review or that staff travel surveys have been conducted.</p> <p>Given that it has not yet been a year since commencement of occupation of Bays 1-4a (05/11/20) and the COVID-19 pandemic significantly reduced travel demands during the Audit Period with work from home Public Health Orders, this Condition is considered compliant.</p> <p>The Auditors recommend as an OFI that Mirvac conduct an annual review of the WPTP and implement the WPTP in accordance with this Condition.</p>	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,	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 Email from Mirvac to Ramboll, 27/10/21 	<p>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.</p> <p>Mirvac noted following factual review that Condition F2 does not have an explicit timeframe, except post occupation being a Part F condition. The Auditors also obtained further</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	including transport nodes and tourist destinations.	Further evidence provided by Mirvac following factual review: <ul style="list-style-type: none"> Mirvac email to Ramboll, 02/11/21 Ramboll also obtained more photographs on 04/11/21	photographs demonstrating that wayfinding signage is in place at the Locomotive Workshops. Therefore, the Auditors consider this condition to be 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"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Chris Callaghan, Project Manager) on 13/10/2021. Site visit on 07/10/21 	<p>During the site visit, the Auditors observed the public way was generally not obstructed by materials, vehicles, refuse, skips etc, with the exception of the following instances:</p> <ul style="list-style-type: none"> A boom lift was located at Innovation Plaza, outside the site compound at Bay 1. Mirvac advised the boom lift had just been delivered and had not been relocated inside the site compound at the time of the site visit. Since that time, the boom lift has been moved inside the site compound, and the Auditors consider this to be addressed. The vehicle access/ driveway at the western end of Bay 15 is owned by Sydney Trains. Waste skip bins and miscellaneous materials (e.g. metal rods, racking) were located near the external wall of Bay 15, with some areas separated by traffic cones. The driveway was not obstructing vehicle movements. Mirvac advised that an agreement is in place with Sydney Trains for Mirvac to store materials in this area. <p>Mirvac also advised that where plant or machinery is moved around the public way, processes are in place to use a spotter, that holds a traffic control ticket, to escort the machinery through the public way.</p>	Compliant	
LOADING AND UNLOADING					
F4	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out in	Interview with Mirvac (Nathan McCoy, Assistant Development Manager &	Mirvac advised that service vehicles will generally travel to the loading dock (Bay 1 North), or to parking areas along Locomotive Street via Cornwallis Street. Vehicle entry to the	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	accordance with the requirements of Condition E20.	Chris Callaghan, Project Manager) on 13/10/2021.	Locomotive Workshop is through a boom gate and intercom system where directions from the security office are provided. CCTV is used check vehicles are following the designated route towards the loading dock or Locomotive Street.		
F5	The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.	Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Harley Imber, Facility Manager) on 13/10/2021.	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, signage specifying vehicle height limits are in place and security can prevent large vehicles from entering.	Compliant	
NOISE CONTROL – GENERAL					
F6	<p>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:</p> <p>(a) the LAeq, 15minute noise level emitted from the use must not exceed the background noise level LA90, 15minute by more than 5dB when assessed at the boundary of any affected residence property;</p> <p>(b) the LAeq,15minute noise level shall be adjusted for modifying factors in accordance with Appendix 2 of the Noise Guide For Local Government published by DECCW;</p> <p>I the background noise level shall be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.1-1997- Description and measurement of environmental noise; and</p>	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Harley Imber, Facility Manager) on 13/10/2021. Letter report from Arup (Grant Cuthbert) to Mirvac (Zac Langsford) re Acoustic Compliance Statement for base building components (SSD 8517), 15/05/2020. Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 	<p>During the 2020 IEA, a noise survey was carried out on 13 May 2020, and documentation was provided to demonstrate compliance with condition E18 at the time of issue of OC1, which 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 E18. The Auditors also note that the Acoustic Assessment results show that noise measurements do not exceed the 5dB criteria in condition F6(a).</p> <p>Mirvac advised that no noise related complaints for the Locomotive Workshop were received during the Audit Period.</p> <p>Based on the noise survey results carried out in the previous Audit Period and that no noise complaints have been received, the Auditors consider the requirements of this condition to be met.</p>	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT					
F7	<p>Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:</p> <p>(a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and</p> <p>(b) a sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.</p> <p><i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</i></p>	<ul style="list-style-type: none"> As for Condition F6 	As for Condition F6	Compliant	
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	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager & Harley 	Mirvac advised that an annual fire safety inspection of the operational areas, at the time of the inspection, was undertaken and a Fire Safety Statement (FSS) issued. The inspection was carried out on 20/01/2021 and included part	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	Imber, Facility Manager) on 13/10/2021 & 15/10/2021. <ul style="list-style-type: none">Fire Safety Statement for Bays 1 & 2 South (Blacksmith), the gym and Top Education (Bays 3, 4 & 5 North), and Bay 14 offices, 20/01/2021.	of the workshop covering Bays 1 & 2 South (Blacksmith), the gym and Top Education (Bays 3, 4 & 5 North), and Bay 14 offices. 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 2, 3, 4 and 5. Mirvac advised that the PCA has confirmed that all FSCs issued for the Workshop have been provided to the Fire & Rescue NSW.		
HERITAGE DOCUMENTATION					
F9	The Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and Moveable Collections Management Plan (MCMP) for the site must be updated following completion of the works at the Locomotive Workshop. All documentation is to be completed and submitted to the Heritage Council for endorsement within 24 months of the first Occupation Certificate for Locomotive Workshop. Once endorsed, electronic copies of the updated heritage management documents are to be provided to the City of Sydney Council for its own records.	<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), 29/03/2021.Interview with Mirvac (Nathan McCoy, Assistant Development Manager) and Curio Projects (Andre Fleury) on 15/10/2021.	As noted in condition E4, Mirvac advised and documentation provided confirmed that an extension for completion of this condition 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 B48 (now E26), E4, E6 and F9 of SSD 8517 (and conditions B40, E4, E6 and F9 of SSD 8449). The extension provided up to 12 months from the date of the final base build Occupation Certificate (from 1 April 2021). 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 is planned in the next 2 weeks (i.e. end October 2021). This meeting is 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).	Not triggered	
TRAVELATOR					

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
F10	Any future dedication of Locomotive Street to Council is required to be in stratum and exclude the travelator tunnel.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 	Mirvac advised that the dedication of Locomotive Street to Council is planned for around 2030.	Not triggered	
EXTERNAL LIGHTING					
F11	The intensity of lighting of the site, the hours of illumination and the location of the lighting must not cause objectionable glare or injury to the amenity of the neighbourhood. If in the opinion of the Certifying 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) on 15/10/2021. 	As noted in condition E24, 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					
F12	The publicly accessible areas within Bays 1-4a (located outside of the proposed tenancy lines) may operate between the hours of 6 am to midnight, Monday to Sunday.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 http://our-stores.iga.com.au/stores/romeos-iga-foodhall-south-eveleigh/ Mirvac photograph of Opening hours sign at entrance 	<p>A sign at the entrance to the building indicates that the trading hours are from 6am to 12am, Monday to Sunday.</p> <p>Mirvac advised that the current hours of operation are from 6am to 10pm, which is when IGA closes. According to the IGA website, the supermarket is open between 7am to 9pm Monday to Sunday.</p>	Compliant	
TEMPORARY EVENTS					
F13	Temporary community events may be held within Bays 1-4a and Innovation Plaza, in accordance with the approved Temporary Land Uses Map, and are to comply with the requirements of the Exempt and Complying Codes SEPP	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 Ethos Urban letter to Alfred, South Eveleigh Solstice Festival – Planning Approval Advice, 26/05/21 	A South Eveleigh Solstice Festival was held at the Locomotive Workshops in June 2021. Alfred sought planning approval advice from Ethos Urban and was advised that Ethos Urban was "of the opinion that the use of Locomotive Street and Bay 4a within the Locomotive Workshops for the South Eveleigh Solstice Festival event has approval under	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	and/or the State Significant Precincts SEPP.		the SSP SEPP, Appendix 4 Clause 17 and SSD 8517". On this basis, the Auditors consider this Condition is compliant.		
PUBLIC DOMAIN MAINTENANCE					
F14	The maintenance plan (required under Condition B36) is to be complied with during occupation and use of the development.	<ul style="list-style-type: none"> Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 15/10/2021. Invoice from Maico Property Services to Mirvac, 17/06/2021. 	<p>Mirvac advised that the maintenance of the public domain and Locomotive Street is carried out by the Mirvac Asset Management team, and that monthly internal audits (via Rapid system) are conducted to ensure the maintenance plan is being followed. An internal audit report was not available for review at the time of reporting. However, the Auditors have no reason to doubt that these audits are being carried out.</p> <p>An example of a contractor invoice for the painting of outdoor timber furniture was provided to demonstrate maintenance activities carried out in the public domain.</p>	Compliant	
LOADING DOCK MANAGEMENT PLAN					
F15	The Loading Dock Management Plan (Condition E22) is to be provided to all tenants annually (at least).	Interview with Mirvac (Nathan McCoy, Assistant Development Manager) on 15/10/2021.	<p>Mirvac could not confirm that the Loading Dock Management Plan had been provided to all operating tenants at least annually.</p> <p>Mirvac should ensure the Loading Dock Management Plan is included as part of the Tenant Induction Pack and is provided at least annually to all tenants.</p>	Non-compliant	NC10
HOURS OF OPERATION – BLACKSMITH					
F16	The Blacksmith is permitted to operate 24 hours a day, 7 days per week.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 Mirvac photograph of Opening hours sign at entrance 	<p>A sign at the entrance to the building indicates that the trading hours are from 6am to 12am, Monday to Sunday.</p> <p>Mirvac advised that the Blacksmith currently closes each night and therefore, is not operating 24 hours a day.</p>	Compliant	
NOTIFICATION OF BLACKSMITH OPERATIONS					
F17	Prior to lease, licence, sale or the like of any retail or commercial tenancy the prospective occupants are to be notified in writing that the blacksmith operations have development consent and are	<ul style="list-style-type: none"> Interview with Mirvac personnel on 13/10/21 Email from Mirvac to Ramboll, 27/10/21 	Mirvac was initially unable to provide evidence that tenants had been notified in writing about the Blacksmith operations in accordance with this condition.	Compliant	

Table A: Compliance with SSD 8517

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	permitted to operate 24 hours per day, 7 days per week in the area shown on the plan SA-AR-DWG-BB-B4-0330 Revision S, Proposed Plan – ground floor, prepared by Sissons Architects and dated 17/09/2018.	<p>Further evidence provided by Mirvac following factual review:</p> <ul style="list-style-type: none"> Mirvac email to Ramboll, 02/11/21 	<p>However, following Mirvac's factual review of the draft IEA, Mirvac provided excerpts from two 'Heads of Agreements' with two retail tenants, Anita Gelato and the Australian Venue Company, that advise the tenants of the Blacksmith's operating hours in Bays 1 and 2. The extracts state that <i>"The Lessee is aware of the cultural significance of the Locomotive Workshops and the operations of the Blacksmith who is permitted to operate 24 hours a day 7 days a week at the Blacksmith's discretion"</i>.</p> <p>On the basis of the two samples, the Auditors consider this condition to be compliant.</p> <p>The Auditors recommend as an OFI that Mirvac review the existing tenancy agreements and if a tenant has not already been advised in writing that the Blacksmith has development consent to operate 24 hours per day, 7 days per week, then Mirvac should do so and retain the records.</p>		

APPENDIX B

INDEPENDENT AUDIT DECLARATION FORM

INDEPENDENT AUDIT DECLARATION FORM


Project Name:	Locomotive Workshop (Bays 1 – 4a)
Consent Number:	Development Consent SSD 8517
Description of Project:	Adaptive reuse of the Locomotive Workshop (Bays 1 – 4a) including: a maximum of 11,607 m2 GFA for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (retention of Blacksmith) and recreational facility (indoor); a loading dock and travelator; associated heritage conservation works; public domain 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 8517 Locomotive Workshop – Bays 1 – 4a 2021 Independent Environmental Audit
Date:	5 November 2021

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:

- a) 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
- b) 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 AGREEMENT

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 1 - 4a) SSD-8517
Independent Audit Team**

I refer to your request (SSD-8517-PA-36) for the Secretary's approval of suitably qualified persons to prepare the Independent Audit for the ATP Locomotive Workshop (Bays 1 - 4a) (SSD-8517).

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-8517 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 'J' and a cursive 'Pope'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

APPENDIX D

SITE INSPECTION PHOTOGRAPHS



Photo 1: Car parking and bicycle spaces along Locomotive Street (Public Domain, CC6)



Photo 2: Incorrect signage for taxi and drop-off spaces


Title:	2021 Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			



Photo 3: No site notice at entrance to eastern site compound.

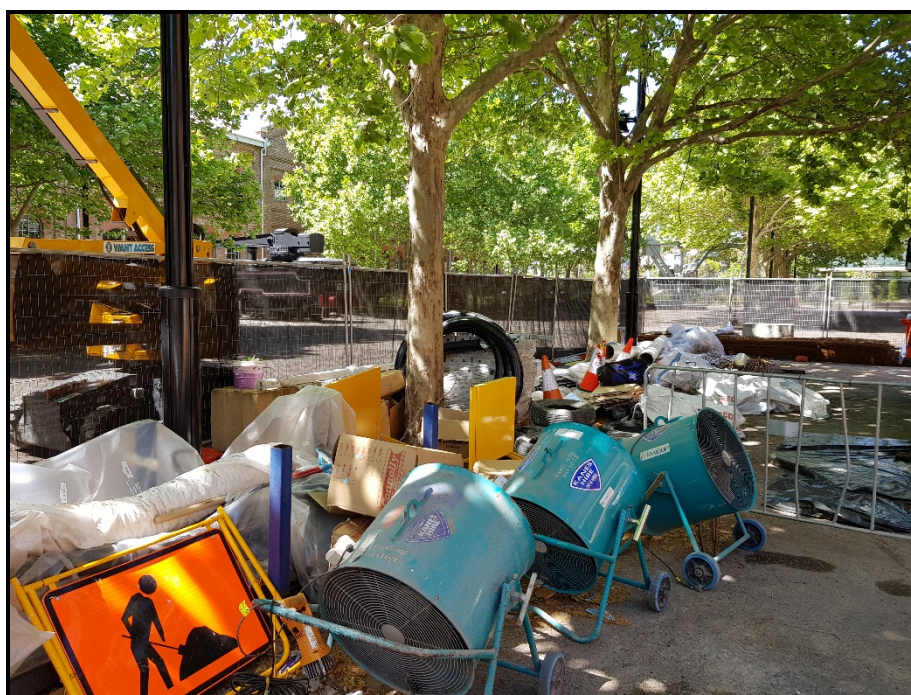


Photo 4: Unprotected trees in the eastern site compound.


Title:	2021 Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh	VS	318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			



Photo 5: Innovation Plaza

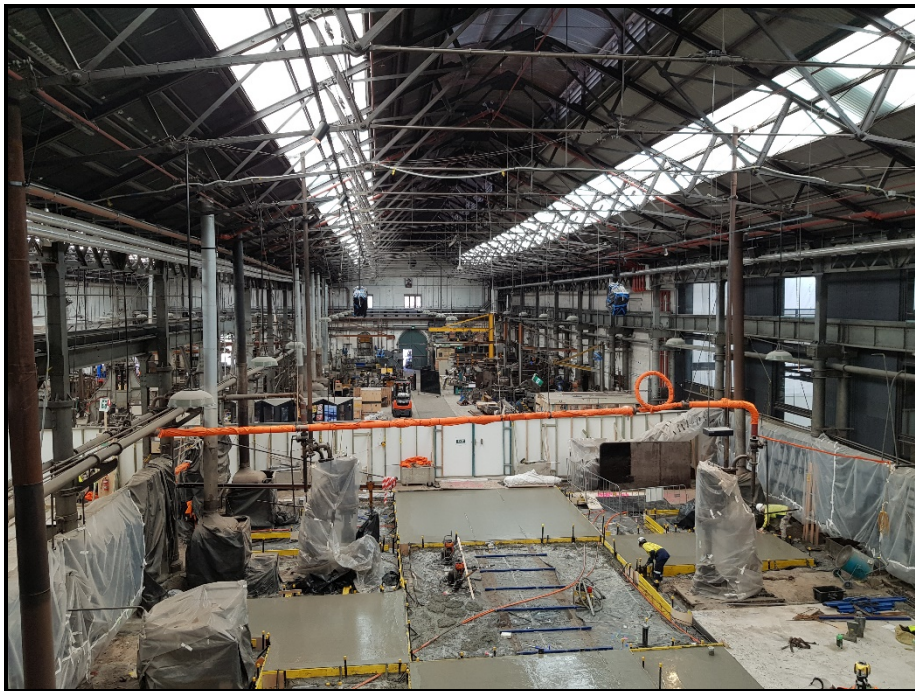


Photo 6: Final construction activities within Bays 1 and 2 north.


Title:	2021 Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh	VS	318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			



Photo 7: Final construction activities within Bays 1 and 2 north.

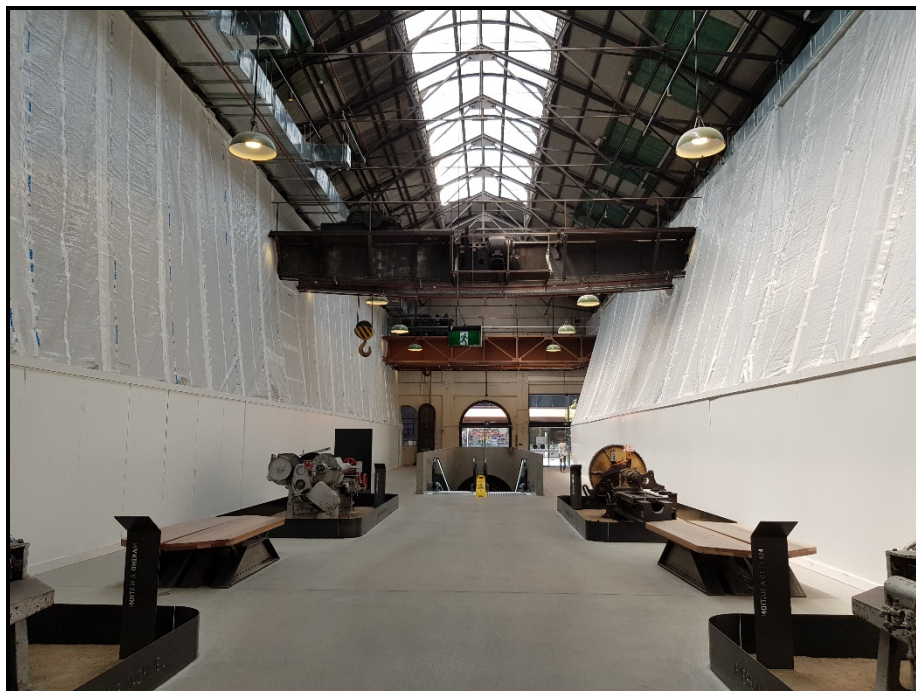



Photo 8: Locomotive Street entrance and Travelator entrance.

Title:	2021 Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			

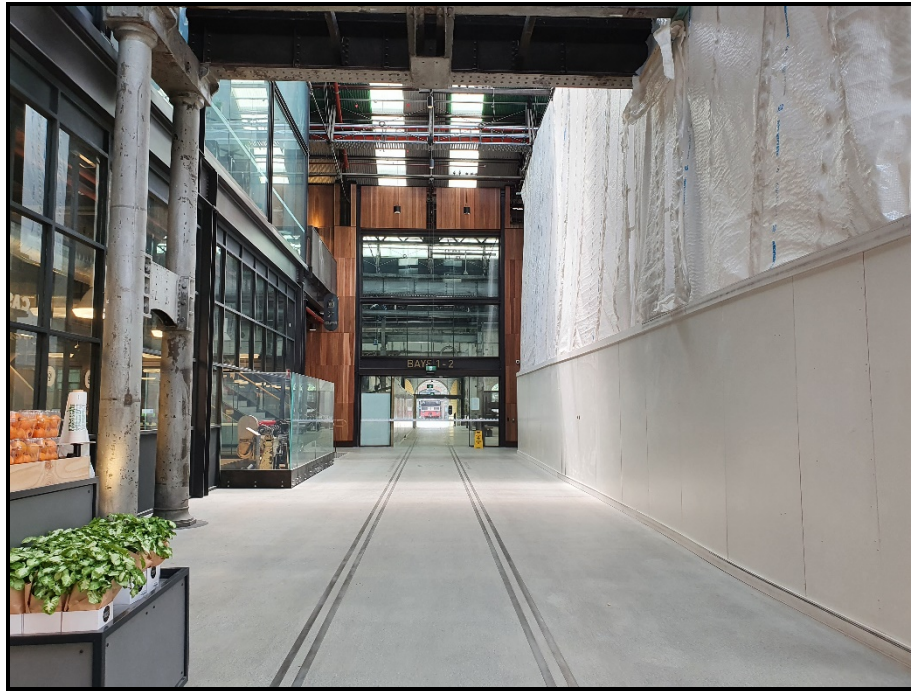


Photo 9: Looking east along the public walkway through Bays 1-4a.



Photo 10: Preservation of a heritage item with the IGA Supermarket in the background.


Title:	2021 Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			



Photo 11: Blacksmith workshop in Bays 1 and 2 south.



Photo 12: Blacksmith workshop in Bays 1 and 2 south.


Title:	2021 Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001297	05/11/21
Client:	Mirvac Projects Pty Ltd			



Photo 13: Truck entering the Loading Bay from Innovation Plaza.

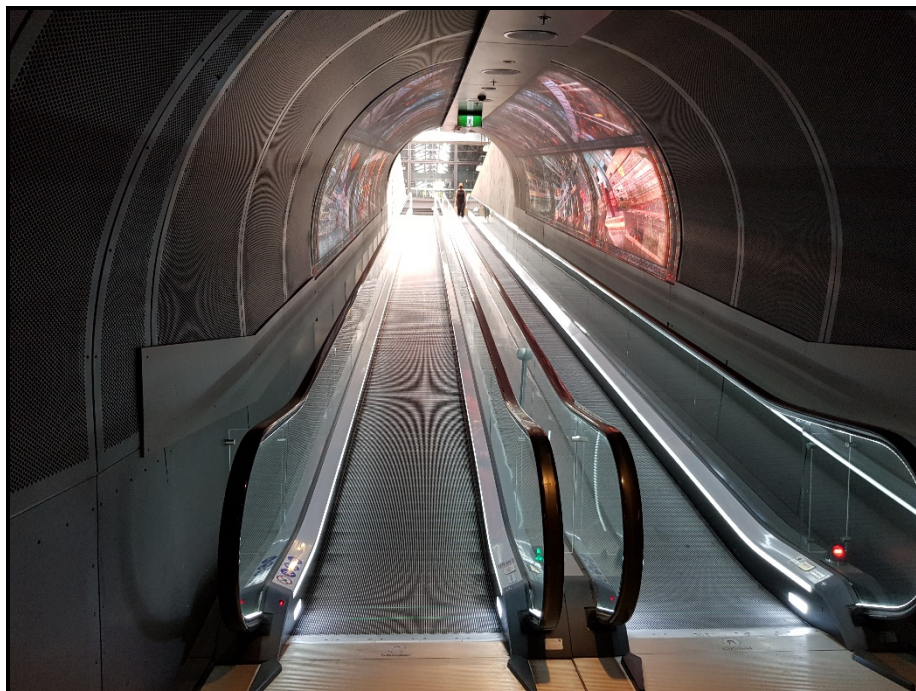


Photo 14: Travelator

Title:	2021 Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001297	05/11/21
Client:	Mirvac Projects Pty Ltd	