

Prepared for  
**Mirvac Projects Pty Ltd**

Prepared by  
**Ramboll Australia Pty Ltd**

Date  
**16 October 2019**

Project Number  
**318000649**

# **2019 INDEPENDENT ENVIRONMENTAL AUDIT SSD 8517 LOCOMOTIVE WORKSHOP - BAYS 1 - 4A**

## 2019 INDEPENDENT ENVIRONMENTAL AUDIT LOCOMOTIVE WORKSHOP SSD 8517

Revision **Final v1**  
Date **16 October 2019**  
Made by **Emily Rowe and Rosebud Yu**  
Checked by **David Ford**  
Approved by **Victoria Sedwick**  
Description **2019 Independent Environmental Audit of Locomotive Workshop SSD 8517**  
Ref: **318000649**

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## GLOSSARY

AEMR	Annual Environmental Management Report
AQMP	Air Quality Management Plan
BCA	Building Code of Australia
CC	Construction Certificate
CCS	Community Communication Strategy
CMP	Conservation Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CPTMP	Construction Pedestrian and Traffic Management Plan
CWMP	Construction Waste Management Plan
DPIE	NSW Department of Planning, Industry & Environment
EA	Environmental Assessment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EMS	Environmental Management System
ENM	Excavated Natural Material
EPA	NSW Environment Protection Authority
EPL	Environment Protection Licence
HAMS	Heritage Asset Management Strategy
HIP	Heritage Interpretation Plan
ICNG	Interim Construction Noise Guideline
IEA	Independent Environmental Audit
ISO	International Organisation for Standardisation
JSEA	Job Safety and Environment Analysis
MCMP	Moveable Collections Management Plan
NSW	New South Wales
OEMP	Operational Environmental Management Plan
OPoM	Blacksmith Operational Plan of Management
PCA	Principal Certifying Authority
PIRMM	Pollution Incident Response Management Manual
PIRMP	Pollution Incident Response Management Plan
POEO	Protection of the Environment Operations (Act)
RAP	Remedial Action Plan
REMP	Remediation Environmental Management Plan
RTS	Response to Submissions Report
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan

## 1. EXECUTIVE SUMMARY

Mirvac Projects Pty Ltd (Mirvac) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct Independent Environmental Audits (IEAs) of the Locomotive Workshops project. The Locomotive Workshops are located at 2 Locomotive Street, Eveleigh, New South Wales (NSW), within the larger South Eveleigh Precinct. Mirvac is redeveloping the Locomotive Workshops for retail and commercial uses.

The Locomotive Workshops 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 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. At the time of this IEA, Stages 1 (Demolition), 2 (Foundations, excavation, in-ground works and services) and 5 (Façade and roof) construction works were underway. This is the first IEA of the development.

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project during the Audit Period. The Audit Period was from the issue of the Development Consent on 22 February 2019 to the date of the second of two Audit site visits, 18 September 2019.

The Auditors assessed the development to be compliant with Development Consent SSD 8517 except for five non-compliances, all of which were considered to be administrative in nature, with the possible exception of Condition B13, and two of which are not considered to require further action. The non-compliances were as follows:

- Condition A16 – Mirvac is required to notify the NSW Department of Planning, Industry & Environment (DPIE) in writing of carrying out a review of strategies, plans and programs, within three months of: submission of a Compliance Report, incident report or Independent Audit; the approval of a modification of SSD 8517; or the issue of a directive from the Planning Secretary. Mirvac did not do this within three months of issuing the Pre-Construction Report or the approval of SSD 8517 MOD 2. This oversight was rectified during the Audit and no further action is recommended.
- Condition B3 – Mirvac provided a copy of the evidence to the DPIE that the products and systems proposed for use, or used, in the construction of external walls comply with BCA requirements more than seven days after the PCA accepted it. No further action is recommended in relation to this non-compliance.
- Condition B13 – The Waste Management Plan does not meet all of the requirements of Condition B13.
- Condition C6 – The Applicant is required to notify the DPIE at least 7 days before a Compliance Report is made publicly available. Mirvac could not confirm whether this had been undertaken before the Pre-Construction Compliance Report was made available on the projects' website. At the time of the audit, an outdated version of the Pre-Construction Compliance Report was available on the project website.
- Condition D19 – The site notices did not include details of the development's Structural Engineer.

Recommendations have been made in relation to three non-compliances and eight opportunities for improvement.

## 2. INTRODUCTION

### 2.1 Background

Mirvac Projects Pty Ltd (Mirvac) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an Independent Environmental Audit (IEAs) of the Locomotive Workshop development project. The Locomotive Workshop is located at 2 Locomotive Street, Eveleigh, New South Wales (NSW) and is situated 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 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

At the time of the first IEA (this Audit), construction certificates (CC) for Stages 1 (CC1), 2 (CC2) and 5 (CC5) had been issued and construction works were underway.

An Audit Program for the conduct of the IEAs was prepared for Mirvac by Ramboll and was submitted to the DPIE 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).

### 2.2 Audit Team

The Audit Team comprised Emily Rowe (Auditor), Rosebud Yu (Auditor) and David Ford (Auditor) of Ramboll. The Audit Report was prepared by the Emily Rowe and Rosebud Yu; reviewed by David Ford; and authorised by Victoria Sedwick (Lead Auditor).

### **2.3 Audit Objectives**

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project 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 1 will:*

- a) Assess the documentation prepared prior to commencement of construction to ensure the environmental performance of the development and to manage its effects on the surrounding environment, including the community;*
- b) Assess whether the development is complying with the terms of the consent as they apply at the time of the audit;*
- c) Assess the environmental performance of the development, including compliance with construction environmental management plans; and*
- d) Recommend measures or actions to improve the environmental performance of the development, and improvements to relevant documents required under the consent.*

*Conditions to be audited:*

- All Part A conditions of consent (Administrative Conditions);*
- All Part B conditions of consent (Prior to Issue of Construction Certificate);*
- All Part C conditions of consent (Prior to Commencement of Works); and*
- All Part D conditions of consent (During Construction) – noting that some Part D conditions may not have been triggered at the time of this audit.*

*No Part E (Prior to Occupation or Commencement of Use) or Part F (Post Occupation) conditions of consent will be audited as none of these conditions will have been triggered at the time of this audit".*

### **2.5 Audit Period**

This is the first IEA for this development. The Audit Period is from the issue of the Development Consent SSD 8517 on 22 February 2019 to the date of the second of two Audit site visits, 18 September 2019.

### 3. AUDIT METHODOLOGY

#### 3.1 Selection and Endorsement of Audit Team

All of 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 and Rosebud Yu are certified Lead Auditors with Exemplar Global (Certificate No. 13180 and Certificate No. 12305, respectively). The Audit Team was endorsed by DPIE in a letter dated 25 January 2019 (**Appendix B**).

#### 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 and construction conditions of SSD 8517, which included all post approval documents prepared to satisfy the conditions relevant to the pre-construction stage of development and the construction stage. At the time of this audit, three modifications of Consent Conditions had been approved, being modifications 1 (MOD1); 2 (MOD2); and 3 (MOD3).

#### 3.3 Compliance Evaluation

The following forms of evidence were gathered during the conduct of the Audit:

- Site inspections of the Locomotive Workshops, South Eveleigh on 13 and 18 September 2019, which included the taking of photographs;
- Review of documents, reports and other records including approvals, reports prepared to satisfy the conditions, site inspection checklists, site photographs, site plans and drawings, as well as Mirvac's correspondence with agencies including the DPIE;
- Interviews of site personnel (refer Section 3.4);
- Calling the "Enquiries: 1800 870 549" number;
- Review of documents posted on the internet including Mirvac and DPIE websites.

#### 3.4 Site Inspection and Interviews

The Locomotive Workshops were inspected by the Auditors on 13 September 2019 (Emily Rowe and Rosebud Yu) and 18 September 2019 (Emily Rowe and David Ford). The Auditors did not inspect the Blacksmith's Workshop in Bays 1-2 or enter the Demolition work zone in Bays 5 – 15 (SSD 8449) for health and safety reasons. The following Mirvac personnel and consultants to Mirvac were interviewed during either or both site visit days. Mirvac personnel who accompanied the Auditors during the site inspection are indicated by an asterisk (i.e. \*):

- Uma Springford, Senior Development Manager, Mirvac
- Zac Langsford\*, Assistant Development Manager, Mirvac
- Nathan McCoy\*, Trainee Development Manager, Mirvac
- Chris Callaghan\*, Project Manager, Mirvac
- Warren Henson, Senior Site Manager, Mirvac
- John Tsaoudidis, Senior HSE Officer, Mirvac
- Andre Fleury, Archaeologist / Heritage Specialist, Curio Projects
- Claire Hickson, Heritage Specialist, Curio Projects
- Aaron Smith, Senior Consultant, JBS&G

#### 3.5 Consultation

The Auditors did not consult DPIE or other Authorities concerning this Audit and the environmental performance of Mirvac.



### 3.6 Compliance Status Descriptors

This Audit Report has been prepared in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in DPIE's *Independent Audit Post Approval Requirements* (June 2018). As such, the following compliance status 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.

## 4. AUDIT FINDINGS

### 4.1 Approval and Document List

The following approvals and documents provided by Mirvac and/or available on the Mirvac South Eveleigh website, as well as the DPIE Major Projects website, were reviewed by the Auditors:

- Development Consent SSD 8517, 22 February 2019.
- Modification of Development Consent SSD8517, dated 10/9/2019 (MOD1).
- Modification of Development Consent SSD8517, dated 29/5/2019 (MOD2).
- Modification of Development Consent SSD8517, dated 5/9/2019 (MOD3).
- Statement of Reasons for decision on NSW Independent Planning Commission for SSD8517 Mod 1 and SSD8449 Mod 1 dated 10/9/2019.
- ATP Locomotive Workshop Construction Noise and Vibration Management Plan, AC10, Issue 3, 1/4/2019 prepared by Arup Pty Ltd.
- Air Quality Management Plan 'For Construction' Locomotive Workshop, 51142/119641 Rev 1, 3/12/2018 prepared by JBS&G Australia Pty Ltd.
- Addendum to the Interpretation Strategy for Australian Technology Park, Issue 5, 18/4/2019 prepared by Curio Projects.
- Stage 2 Heritage Interpretation Plan for the Locomotive Workshops SSD8517 and SSD8449, Final Report, July 2019 prepared by Curio Projects.
- Design and Fitout Guide Locomotive Workshops for the Specialty Retailers, May 2019 prepared by Mirvac and Buchan.
- Pre-Construction Compliance Report, Locomotive Workshop SSD 8517, April 2019, Revision 1, 19/12/2018.
- Community Consultation and Engagement Plan, dated 27/3/2019 prepared by Mirvac
- Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019 prepared by Curio Projects.
- Heritage and Environmental Protection Plan, Rev 7, 1/4/2019 prepared by NMK Group (i.e. the removal and storage methodology).
- Blacksmith Operational Plan of Management Bay 1 and Bay 2, Locomotive Workshop, South Eveleigh, Version 3, 11/4/2019 prepared by Ethos Urban
- Design Compliance Certificate dated 6/9/2019 issued by Arcadis
- Construction Certificate No. 17-209159\_CC1\_SSD8517\_Stage1\_Demolition, Philip Chun, endorsed 13/5/2019, with attachments.
- Construction Certificate No. 17-209159\_CC2\_SSD8517\_Stage2\_Foundation, Philip Chun, endorsed 2/8/2019, with attachments.
- Construction Certificate No. 17-209159\_CC5\_SSD8517\_Stage5\_Facade&Roof, Philip Chun, endorsed 23/8/2019, with attachments.
- South Eveleigh Community Liaison meeting summaries for 10/12/2018 (meeting #21); 4/2/2019 (meeting #22); 15/4/2019 (meeting #23); 27/5/2019 (meeting #24)
- Complaints Register
- Letter dated 9/9/2019 from DPIE to Mirvac (Uma Springford) re Notice of Determination of Section 4.55(1A) Modification Application Locomotive Workshop Bays 1-4a (SSD 8517 Mod 3)
- Email dated 27/3/2019 from PCA (Rhoebie Clemente of Philip Chun & Associates) to Mirvac (Zac Langsford) re confirmation of compliance with A6

- Remittance statement dated 17/4/2019 from Mirvac to UrbanGrowth NSW Development Corp for \$1,065,680
- Email dated 2/5/2019 from UrbanGrowth (James Baruch, Director Finance) to Mirvac (Zac Langsford) confirming receipt of payment for SSD8517
- Email dated 23/5/2019 from UrbanGrowth (Ian Cody, Planning Director) to Mirvac (Zac Langsford) confirming contribution amount to be paid for SSD 8449
- Email dated 1/4/2019 from PCA (Rhoebee Clemente of Philip Chun & Associates) to Mirvac (Zac Langsford) confirming receipt and approval of the CNVMP
- Email dated 7/2/2019 from PCA (Rhoebee Clemente of Philip Chun & Associates) to Mirvac (Zac Langsford) confirming receipt and approval of the AQMP
- Letter dated 7/5/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) confirming approval of the Addendum to the Interpretation Strategy for ATP
- Letter dated 6/9/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) approving Stage 2 HIP
- Letter dated 22/7/2019 from Mirvac (Philippa Williams) to DPIE (Carolyn McNally, Secretary) advising of further stakeholder consultation undertaken
- Letter dated 26/3/2019 from Mirvac (Uma Springford) to PCA (Frank De Pasquale of Philip Chun & Associates) providing details of engagement of Curio Projects
- Email dated 27/3/2019 from PCA (Rhoebee Clemente of Philip Chun & Associates) to Mirvac (Zac Langsford) confirming satisfaction of Condition B41
- Letter dated 3/7/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) acknowledging receipt and approval of the Tenancy Fit-out Guidelines
- Email dated 16/5/2019 from Heritage Council (David Nix, Senior Heritage Officer) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for SSD8517 and SSD8449
- Email dated 31/5/2019 from City of Sydney (Priyanka Misra, Heritage Specialist) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for SSD8517 and SSD8449
- Letter dated 17/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett), Mirvac's planning consultants, confirming approval of the Blacksmith Plan of Management
- Email dated 17/4/2019 from DPIE (Emily Dickson, Senior Planning Officer) to Mirvac (Zac Langsford) confirming approval of the Blacksmith Plan of Management
- Email dated 31/5/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) advising of Notice of Commencement
- Email dated 13/12/2018 from Mirvac (Kim Elliott, Community & Engagement Manager) to CLG requesting comment on the Community Communication Strategy (CCS)
- Email dated 21/3/2019 from Mirvac (Kim Elliott) to the heritage consultant (Natalie Vinton of Curio Projects) requesting comment on and endorsement of the CCS. A reply email indicated no changes to the CCS were required by the heritage consultant
- Email dated 26/3/2019 from Curio Projects (Natalie Vinton) to Mirvac (Kim Elliott) re comments on the CCS and acceptance to join the CLG
- Letter dated 28/3/2019 from Ethos Urban (Claire Burdett) to DPIE (Emily Dickson) re submission of updated CCS
- Letter dated 9/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett) confirming CCS satisfies Conditions C10 to C14
- Email dated 30/7/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) re Notice of Commencement of Stage 2 works
- Example of scope of works provided to a contractor tendering for works;

- Tender document (for ATP Locomotive Workshop – Top Ed Fit Out – Carpets & Vinyl) inviting pricing submissions
- Email dated 17/9/2019 from Curio Projects (Natalie Vinton) to Heritage Council (David Nix, Siobhan Lavelle, Tim Smith) re potential archaeological find and stop work
- Email dated 27/3/2019 from Mirvac (Zac Langsford) to City of Sydney (Naomi Crago) providing an electronic copy of the photographic archival recording
- Email dated 4/4/2019 from Mirvac (Zac Langsford) to Heritage Council (Sarah-Jane Brazil) providing a copy and electronic copy of the photographic archival record of Bays 1-16
- Email dated 4/4/2019 from Mirvac (Philippa Williams) to Heritage Council re Condition C24 (i.e. submission of a removal & storage methodology)
- Email dated 1/8/2019 from Heritage Council (David Nix) to Mirvac (Aidan Ryan) re approval of the removal & storage methodology
- Letter from Arcadis to Mirvac Re: Locomotive Workshop – Conditions of Consent A6 – Structural Adequacy, 18/02/19 (attached to CC1).
- Design Compliance Certificate for structural (piling) design, AnewX Pty Ltd, 1/08/19 (attached to CC2).
- Structural Design Certificate, Arcadis, 30/07/19 (attached to CC2).
- Structural Design Certificate for the façade and roof, Arcadis, 29/07/19 (attached to CC5).
- Maintenance Logbooks for:
  - EWP
  - Forklift
- 'Daily Truck Driver Checks' sheet for w/e 22/9/19 for Unit No. 635
- 'Daily Crane Operator Checks' sheet for w/e 22/9/19 for Crane Unit No. 685
- Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 & SSD 8449 - Conditions A13 & A16.
- Email from Mirvac to DPIE, Subject: Locomotive Workshop SSD 8517 / SSD 8449 - Pre-Construction Compliance Reports, 17 April 2019.
- SSD 8517 (MOD 2), 29 May 2019.
- Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 2 April 2019
- Levy Receipt, 00378188, 29 April 2019.
- Levy Receipt, 00390161, 26 July 2019.
- Letter from Mirvac Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019 (attached to CC5).
- Letter from Philip Chun (PCA) to DPIE re. SSD 8517 CC5, 23 August 2019 (cover letter for CC5).
- Email from Mirvac to DPIE, Re: SD 8517 Locomotive Workshop - External Walls and Cladding Condition of Consent, 12/09/19.
- Letter from Philip Chun to DPIE re. SSD 8517 CC1, 13 May 2019 (cover letter for CC1).
- Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement, 31 May 2019.
- Letter from Philip Chun to DPIE re. SSD 8517 CC2, 2 August 2019 (cover letter for CC2).
- Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement of Stage 2, 30 July 2019.

- Email from Mirvac to DPIE re. SSDA 8517 & SSDA 8449 – Condition C2 Commencement of Works, 23 August 2019.
- Aconex Memorandum from Philip Chun to Mirvac, Re: Condition B13 (SSD 8517) / B10 (SSD 8449) - Construction Waste Management Plan - CC01, 25/2/2019
- Waste Management Plan, 51142/120518 Rev 2, JBS&G Australia Pty Ltd, 7 February 2019.
- Aconex Response from Philip Chun to Mirvac, Re: Condition B14 SSD8517 / B10 SSD 8449, 17/04/2019.
- Australian Technology Park, Eveleigh, Locomotive Workshop Development Construction Pedestrian & Traffic, Issue F, GTA Consultants (NSW) Pty Ltd, 29 March 2019.
- Australian Technology Park, Locomotive Shed Redevelopment, Green Travel Plan, Issue C, GTA Consultants (NSW) Pty Ltd, 28 March 2019.
- Email from Mirvac to City of Sydney Council, re. Locomotive Workshop SSD 8449 & SSD 8517 - Construction Pedestrian and Traffic Management Plan & Green Travel Plan - FOR REVIEW, 25/01/19.
- Pre-Construction Dilapidation Report, Locomotive Workshops, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019.
- Pre-Construction Dilapidation Report, Council Assets, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019.
- Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh Revision B, van der Meer (NSW) Pty Ltd, 1 February 2019.
- Emails between Mirvac and Philip Chun, Re: 17-209159\_CO\_20112018 - RE: ATP- Locomotive Shed - Pre Construction Dilapidation Report, from 15/11/18 to 20/11/18.
- Emails between van der Meer and Sydney Trains re. Dilapidation Inspection Required at Rail work shop buildings – EMC, 7/12/18 to 18/2/19.
- Aconex Memorandum, from Philip Chun to Mirvac, Re: Condition B15 SSD 8517 / B13 SSD 8449 - Pre-Construction Dilapidation Report - CC02.
- Email from RAR to Mirvac, Subject: [#61/25010 BPA] Locomotive Workshop Redevelopment – Building, dated 21 January 2019 with attachments:
  - Building Plan Approval: Asset Not Affected, 18/01/19
  - Tap in™ Application number 583042, 18/01/19
  - Stamped Building Plans, 18/01/19
- Email from RAR to Mirvac, Subject: [#61/32855] Locomotive Workshop Redevelopment - Travellator, dated 18 April 2019 with attachments:
  - Sydney Water, Building Plan Approved – Subject to Requirements letter, for the Travelator, 18/04/19
  - Tap in™ Application number 583042, 17/05/18
  - Stamped Building Plans, 18/04/19
  - Sydney Water Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset, 18/04/19
- Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development Description: Adaptive reuse of the Locomotive Workshop (Bays 1-4a), 5 March 2019.
- Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development Description: Adaptive reuse of the Locomotive Workshop (Bays 5-15), 5 March 2019.

- Letter from at&I to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&I, 22/12/16.
- Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18.
- Letter from Harris Page & Associates Pty Limited (HP&A), Re: ATP – Locomotive Redevelopment, SSDA 8517 – On Site Stormwater Drainage Systems Advice, 4/02/19.
- Emails between Mirvac and Philip Chun, Subject: Stormwater and Drainage - Conditions B25-28 SSD 8517 / Conditions B22-B25 SSD 8449 - Locomotive Workshop, 5/02/19 to 1/04/19.
- Email from Mirvac to Ramboll, Re: IEA, 2/10/19.
- SSD Compliant – STW Configuration & Filtration Concept, HP&A, 29/01/19.
- Certificate of Design – Design Certificate, Hydraulic Design, HP&A, 24/07/19.
- Email from Philip Chun to Mirvac, 017-209159\_CO\_08072019 - RE: Stormwater Quality Assessment - Loco DA Consent, 8/07/19.
- Hydraulic Design Certificate for Sediment and Erosion Control Measures, Harris Page & Associates Pty Limited (HPA), 07/03/19.
- Drawing titled Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev P4, HPA, 19/02/19.
- Aconex Response from Philip Chun to Mirvac, Re: S&E Alternative Entry/Exit Bund, 8/3/2019.
- Email from Arup to Mirvac, Subject ATP Locomotive Workshop – Acoustic Compliance Statement for SSDA 8517 Condition B32, 5 June 2019.
- Email from Mirvac to DPIE, Re: SSD 8517 – Condition B32, 5/06/19.
- Mirvac Projects, During Construction Remediation Environmental Management Plan for the Locomotive Workshop, Australian Technology Park, Eveleigh, NSW, 51142/121294, JBS&G Australia Pty Ltd, 26 March 2019.
- Emails between Mirvac and Philip Chun, Re: Condition B34 [B35] SSD 8517 / Condition B30 [B29] SSD 8449 - Remediation Environmental Management Plan – CC01, 13/02/19 to 27/03/19.
- Amended Tree Removal & Pruning Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 27/07/2018.
- Amended Tree Removal & Pruning Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 5/03/19.
- Emails between Mirvac and City of Sydney Council, Subject: SSD8517 Locomotive Workshop Bays 1-4a - Condition B36 - Arborist Report - For Review, dated from 1 to 5 March 2019.
- Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A Garden Street Eveleigh, 19/03/19, with attached Permit for Clearing Vegetation – Approval, 19/03/19
- Emails between Ausgrid, IGS and Mirvac, Re: Travellator Works - Notifications, from 11/04/18 to 11/04/19.
- Emails between Jemena, Harris Page & Associates (HPA) and Mirvac, RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval & Letter of Offer, from 01/02/18 to 08/02/19.
- Emails between Telstra, IGS and Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19.
- Emails between Optus and Mirvac, Re: Locomotive Workshop - Optus P1055770, from 21/02/19 to 29/03/19.

- Emails from Mirvac to Philip Chun, Re: Condition B38/C16 SSD 8517 & B30/C16 SSD 8449 Utility Services - Locomotive Workshop, from 29/03/19 to 16/04/19.
- Email and letter from Mirvac to DPIE, Subject: Locomotive Workshop – SSD8517 B39, SSD8449 B31 Detailed Design Information, 6 August 2019 (attached to CC5).
- Letter from Mirvac Design to Philip Chun, Subject: Roof Plan Layout – Condition B40, 12 August 2019 (attached to CC5).
- Mirvac's South Eveleigh webpage for 'Construction & Development Updates': <https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates>
- Mirvac's South Eveleigh webpage for 'South Eveleigh Construction Updates': <https://southeveleigh.mirvac.com/about/construction-and-development-updates>
- Email from Mirvac to DPIE, Re: Compliance Monitoring and Reporting Program - SSD 8517 / SSD 8449 Locomotive Workshop, 28/02/19.
- Emails between Ausgrid, IGS and Mirvac, Re: Travellator Works - Notifications, from 11/04/18 to 11/04/19.
- Emails between Jemena, Harris Page & Associates (HPA) and Mirvac, RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval & Letter of Offer, from 01/02/18 to 08/02/19.
- Emails between Telstra, IGS and Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19.
- Emails from Mirvac to Philip Chun, Re: 17-209159\_CO\_12022019 - RE: Site Works to Start Pre-CC01, from 4/02/19 to 8/03/19, with attached letter from City of Sydney to Mirvac, 14/02/19.
- Report on Geotechnical Investigation, Locomotive Shed Redevelopment, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 10 October 2017.
- Report on Geotechnical Investigation, Proposed Locomotive Workshop Travelator, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 14 December 2018.
- Aconex Memorandum from Mirvac to Phil Chun, Re: Condition C18 (SSD8517/SSD8449) – Geotechnical Reports – CC02, 31 January 2019.
- Report on Additional Geotechnical Investigation, ATP Locomotive Workshop Upgrade, Locomotive Street, Eveleigh, Revision 0, Douglas Partners Pty Ltd, 5 April 2019, attached to CC2.
- Letter from Veris Australia Pty Ltd (Veris) to Mirvac, Re: RE: SSD8449 and SSD8517, Development Conditions C25 and C26 (in both consents) Locomotive Workshops – Australian Technology Park, Eveleigh, 20 March 2019.
- Plan of Survey Information Only, 8/01/19, printed 23/01/19.
- Locomotive Workshop, 2 Locomotive Street, Eveleigh, NSW, Demolition Plan, NMK Group Pty Ltd, 26 February 2019.
- Aconex Memorandum between Mirvac and Philip Chun, Re: Condition D1 (SSD8517 / SSD8449) – Demolition, from 15/02/19 to 6/03/19.
- Australian Technology Park Remedial Action Plan, 51142/104280 (Revision 0), JBS&G Australia Pty Ltd, 15/06/16.
- Lot 4000 Materials Tracking Register, 30/07/19 to 30/08/19.
- Letter from JBS&G to Mirvac, Re: Locomotive Workshop – Bays 1 to 16 In-situ Waste Classification, Australian Technology Park, Eveleigh, NSW, 11/04/19.
- Waste Analysis & Classification Report, NE548.4, Geotesta, 3/09/19.
- Lot 4000 Materials Tracking Sheet, 30/07/19 to 30/08/19.
- SUEZ Kemps Creek, Docket ED310628240, 30/07/19.

- EPA Transport Certificate No. 2T01025263, 19/09/19.
- ETS Environment Protection Licence (EPL) No. 20696.
- Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A Garden Street Eveleigh, 19/03/19, with attached Permit for Clearing Vegetation – Approval, 19/03/19.

#### 4.2 Compliance Performance

The Auditors assessed the development to be compliant with Development Consent SSD 8517 except for the following non-compliances. Refer to Section 5.1 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions.

##### NON-COMPLIANCES

- Condition A16 – Mirvac is required to notify the DPIE in writing of carrying out a review of strategies, plans and programs, within three months of: submission of a Compliance Report, incident report or Independent Audit; the approval of a modification of SSD 8517; or the issue of a directive from the Planning Secretary. Mirvac did not do this within three months of issuing the Pre-Construction Report or the approval of SSD 8517 MOD 2. This oversight was rectified during the Audit and no further action is recommended.
- Condition B3 – Mirvac provided a copy of the evidence to the DPIE that the products and systems proposed for use, or used, in the construction of external walls comply with BCA requirements more than seven days after the PCA accepted it. No further action is recommended in relation to this non-compliance.
- Condition B13 – The Waste Management Plan does not meet all of the requirements of Condition B13.
- Condition C6 – The Applicant is required to notify the DPIE at least 7 days before a Compliance Report is made publicly available. Mirvac could not confirm whether this had been undertaken before the Pre-Construction Compliance Report was made available on the projects' website. At the time of the audit, an outdated version of the Pre-Construction Compliance Report was available on the project website.
- Condition D19 – The site notices did not include details of the development's Structural Engineer.

#### 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

There are no previous audit recommendations for this development.

#### 4.5 EMP, Sub-plans and Post Approval Documents

The Auditors consider the Construction Noise and Vibration Management Plan (CNVMP); Air Quality Management Plan (AQMP); Construction Pedestrian and Traffic Management Plan (CPTMP); Green Travel Plan (GTP); Stage 1 Heritage Interpretation Plan (HIP) (and Addendum); Stage 2 Heritage Interpretation Plan (HIP); Remediation Environmental Management Plan (REMP); and Blacksmith Plan of Management for the Locomotive Workshop to be adequate. The Waste Management Plan (WMP) did not meet all of the requirements of Condition B13 and the CPTMP could be improved. A number of opportunities for improvement and recommendations are identified in Sections 4.14 and 5.1 and, respectively.

#### 4.6 EMS

There is no project specific Environmental Management System (EMS) for the Locomotive Workshops development. The Auditors consider the various management plans noted in Section 4.5 to be generally appropriate for managing environmental matters.



#### **4.7 Environmental Performance**

No significant environmental performance issues or non-compliances were identified. The environmental performance of the development during the Audit Period is considered to be adequate.

#### **4.8 Complaints**

No complaints have reportedly been received in relation to SSD 8517.

#### **4.9 Incidents**

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

#### **4.10 Actual Verses Predicted Environmental Impacts**

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

#### **4.11 Site Inspection**

The Auditors carried out site inspections on 13 and 18 September 2019 accompanied by some of the Mirvac personnel referred to in Section 3.4. Photographs taken during the site visit are provided in **Appendix D**.

#### **4.12 Site interviews**

A meeting was held at the Mirvac office located in the South Eveleigh Precinct on the days of the site visits that involved the Auditors, Mirvac personnel and Mirvac's consultants referred to in Section 3.4. Information regarding the history of the site and the Project was provided and documents and records were reviewed. Further information was also provided on request via email.

#### **4.13 Previous Compliance Report Recommendations**

The Pre-Construction Compliance Report (Mirvac, Rev 3, 21/06/19) reported no environmental incidents or non-compliances or made any recommendations.

#### **4.14 Improvement Opportunities**

All of the non-compliances were administrative in nature and arose, with the possible exception of the WMP, through oversight such as a missed notification / provision of information to DPIE within a specified timeframe. Hence, the Auditors suggest that Mirvac has an opportunity to improve its tracking of compliance requirements and deadlines.

The following opportunities for improvement have also been identified. Refer to Section 5.2 for recommended actions.

- *Condition B4* – Mirvac does not currently have a method for tracking actual construction stage commencement dates and times. The Auditors could not verify that Stage 2 work only commenced following issue of the relevant CC as the notified date of commencement and the date of issue of CC2 were the same.
- *Condition, B14*– The CPTMP and GTP generally meet the requirements of Condition B14; however, there is opportunity to improve discussion of cumulative impacts with other projects within the region, not just the ATP; and the consultation strategy.
- *Condition C3* – The project website provides a considerable amount of project documentation and information and generally complies with the requirements of the condition; however, the latest revisions of some documents and the recently approved consent modifications were not available.
- *Condition D7* – The Auditors did not observe evidence that the Materials Classification Form and Material Tracking Sheet were being used in accordance with the RAP.

- *Condition D8* – Confirm that waste tracking procedures meet EPA requirements with respect to waste transporters signing Waste Transport Certificates both as the Consignor and the Transporter, i.e. as an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.
- *Condition D16*– The implemented sediment control measures (e.g. wheel washing on geofabric inside the building) appeared to be effective, as no escape or tracking of sediment was observed; however, the controls have not been implemented fully in accordance with the approved Sediment and Erosion Control Plan.
- *Condition D18* – An unlabelled IBC was observed outside the building, within the eastern Work Zone, that appeared to contain residual liquid (believed to be water).

#### **4.15 Key Strengths**

The Auditors consider management of the development by Mirvac to be of a generally high 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 Recommendations in Relation to Non-compliances

- a) *Condition B13* – Review and update the WMP to reflect current arrangements and ensure that it meets all the Condition B13 requirements.
- b) *Condition C6* – Update the development's public website to make available the latest version of the Pre-Construction Compliance Report. Ensure that DPIE are notified at least 7 days prior to updating or placing new Compliance Reports on the public website.
- c) *SSD 8517 Condition D19* – Add the details of the Structural Engineer to either the existing site notices or as a separate notice displayed adjoining the existing notices.

### 5.2 Recommendations in Relation to Opportunities for Improvement

- a) *General* – Review the compliance tracking process to ensure that all notification and reporting requirements and deadlines are captured.
- b) *Condition B4* – Track actual stage commencement dates and times, where relevant, such as in Mirvac's 'CC Programme' spreadsheet.
- c) *Condition B14* – Update the CPTMP to discuss: the cumulative impacts with other projects within the region, not just the ATP, including reference to other CPTMPs; and the consultation strategy, possibly with reference to the Community Liaison Group.
- d) *Condition C3* – Review and update the development's public website to ensure that:
  - the following documents are made available:
    - All approved consent modifications;
    - Revised drawings referred to in consent modifications;
    - The Stage 2 HIP;
    - Revision 3 or the latest Pre-Construction Compliance Report;
    - Construction progress updates for the Locomotive Workshop; and
  - all links are working correctly.

Establish a process to ensure documents and information on the websites are kept up to date.

- e) *Condition D7* – Review the implementation of the waste classification and tracking requirements under the RAP to ensure adequate records are in place for the Site Audit process.
- f) *Condition D8* – Confirm that ETS is an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.
- g) *Condition D16* – Review the Erosion and Sediment Control Plan and update if required to reflect the current sediment control measures. Ensure that the updated plan is approved, as required.
- h) *SSD 8517 Condition D18* – Verify the contents of the unlabelled IBC located in the eastern Work Zone; label it appropriately and, if necessary, relocate it to a bunded area.

## 6. CONCLUSIONS

The Auditors assessed the development to be compliant with Development Consent SSD 8517 except for five non-compliances, all of which were considered to be administrative in nature and two of which are not considered to require further action. They arose, with the possible exception of the Waste Management Plan non-compliance, through oversight such as a missed notification / provision of information to DPIE within a specified timeframe.

The Auditors consider management of the development by Mirvac to be of a generally high standard in relation to construction site management, environmental performance and documents/records management. Recommendations have been made in relation to three non-compliances and eight opportunities for improvement.

## **APPENDIX A INDEPENDENT AUDIT TABLES**

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>Schedule 2 – Part A Administrative Conditions</b>				
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>				
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"> <li>Interviews with Mirvac (Chris Callaghan, Project Manager) on 18/09/2019.</li> </ul>	<p>Mirvac management advised that an audit program has been implemented to monitor and ensure compliance with site specific environmental management plans and minimise environmental harm. These audits include:</p> <ul style="list-style-type: none"> <li>Critical Focus Audits (internal audit) conducted every 3 months for a specific focus area. To date, one audit on electrical safety has been conducted.</li> <li>Full internal audits every 12 months covering all focus areas.</li> <li>External audits every 6 months. This has not been conducted yet.</li> </ul>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>TERMS OF CONSENT</b>				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below (refer to Table provided in the consent).	<ul style="list-style-type: none"> <li>Interviews with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019.</li> <li>Modification of Development Consent for SSD8449, Condition B25, dated 10/9/2019.</li> <li>Modification of Development Consent for SSD8517, Condition D6, dated 10/9/2019.</li> <li>Statement of Reasons for decision on NSW Independent Planning Commission for SSD8517 Mod 1 and SSD8449 Mod 1 dated 10/9/2019.</li> <li>Letter dated 9/9/2019 from DPIE to Mirvac (Uma Springford) re Notice of Determination of Section 4.55(1A) Modification Application</li> </ul>	<p>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"> <li>A compliance tracking register against Consent Conditions is maintained by the Principal Certifying Authority (PCA), Philip Chun &amp; Associates. The PCA will not issue a Construction Certificate unless all relevant conditions are compliant. Mirvac advised the development has not received any non-compliances from the PCA and has been issued construction certificates for Stage 1, 2 and 5 for SSD8449 and SSD8517.</li> <li>Mirvac advised written directions from the Planning Secretary have occurred where modifications to the Consent have been requested by Mirvac. The modifications to the Consent and associated communications were provided for review.</li> <li>Mirvac advised the EIS, Response to Submissions and noted plans have been followed. The Auditors did not observe this to be otherwise.</li> </ul>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Locomotive Workshop Bays 1-4a (SSD 8517 Mod 3).		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.	<ul style="list-style-type: none"> <li>Refer to Condition A2.</li> </ul>	As noted for Condition A2, the Planning Secretary has only made written directions to Mirvac where modifications to the Consent has occurred or in relation to amendments to the Pre-Construction Compliance Report. In such instances, Mirvac has responded and complied with the written directions.	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> <li>Interviews with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019</li> </ul>	Mirvac advised there have been no instances where inconsistencies, ambiguity or conflict have occurred as described in this condition.	Not triggered



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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"> <li>Refer to relevant Conditions as listed in findings column.</li> </ul>	<p>The Auditors confirmed that consultation had been carried out as required by the following Conditions:</p> <ul style="list-style-type: none"> <li>B14 CPTMP (TfNSW and Council)</li> <li>B24 Rainwater Harvesting and Recycling (Council)</li> <li>B33 Stage 1 HIP (Heritage Council and Council)</li> <li>B34 Stage 2 HIP (Heritage Council and Council and other stakeholders)</li> <li>B36 Arborist Report (Council)</li> <li>B37 Landscape and Public Domain Plan(s) (Heritage Council and Council)</li> <li>B38 Detailed Design Information (Heritage Council and Council)</li> <li>B42 New services (Heritage Consultant)</li> <li>B45 Tenancy Fit Out Guidelines (Heritage Council and Council)</li> <li>B48 MCMP (Heritage Council and Council)</li> <li>C10 CCS (CLC, Heritage Consultant/Experts (B10))</li> <li>C22 Aboriginal object (Aboriginal community representatives, the archaeologist and OEH)</li> </ul>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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"> <li>• <i>Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.</i></li> <li>• <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Construction Certificate No. 17-209159_CC1_SSD8517_Stage1_Demolition, Philip Chun, 13 May 2019, with attachment letter from Arcadis to Mirvac Re: Locomotive Workshop – Conditions of Consent A6 – Structural Adequacy, 18/02/19.</li> <li>• Construction Certificate No. 17-209159_CC2_SSD8517_Stage2_Foundation, Philip Chun, 2 August 2019, with attachments:</li> <li>• Design Compliance Certificate for structural (piling) design, AnewX Pty Ltd, 1/08/19; and</li> <li>• Structural Design Certificate, Arcadis, 30/07/19.</li> <li>• Construction Certificate No. 17-209159_CC5_SSD85</li> </ul>	<p>The PCA has issued Certificates of Construction (CC1, CC2, CC5) to date and associated documents, including a letter from the development's Structural Engineer (Arcadis) certifying that "the structural design of new elements is in accordance with accepted engineering practice, the relevant provisions of the Building Code of Australia and the relevant codes of Standards Australia". Design Compliance Certificates were also attached to CC2 and CC1.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		17_Stage5_Facade& Roof, Philip Chun, 23 August 2019, with attachment: Structural Design Certificate for the façade and roof, Arcadis, 29/07/19.		
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
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"> <li>• Interview of Mirvac HSE Officer</li> <li>• Maintenance Logbooks for: <ul style="list-style-type: none"> <li>○ EWP</li> <li>○ Forklift</li> </ul> </li> <li>• 'Daily Truck Driver Checks' sheet for w/e 22/9/19 for Unit No. 635</li> <li>• 'Daily Crane Operator Checks' sheet for w/e 22/9/19 for Crane Unit No. 685</li> </ul>	The Mirvac HSE Officer maintains an online HSE Management System, 'Hammertech', that includes an online register for onsite plant. It records the date of last service and sends out notifications for inspections that fall due (e.g. 90 day inspection). Daily plant and equipment checks are carried out. Supervisors conduct Task Observations that include checking that operators are conducted safety checks of plant. Daily Safety Check / Pre-startup safety check records were sighted for four plant: an EWP, a forklift, a truck and a crane. Working plant (e.g. excavator, cranes, truck) were observed to be operating at the time of the site visit and they appeared to be operated in a proper and efficient manner.	Compliant
<b>APPLICABILITY OF GUIDELINES</b>				
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.	<ul style="list-style-type: none"> <li>• Interview with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019</li> </ul>	Mirvac has noted this and advised that the versions of these referenced documents were current at the time of issue of the Consent.	Noted

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>Interview with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019</li> </ul>	Mirvac advised that the Planning Secretary has not requested updated or revised versions of the referenced documents to be used.	Not triggered
<b>MONITORING AND ENVIRONMENTAL AUDITS</b>				
A10	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;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>			Noted
<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				
A11	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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)		No incidents have occurred to date. Therefore, Mirvac has not needed to notify DPIE of an incident.	Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	and set out the location and nature of the incident.			
A12	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			Noted
<b>NON-COMPLIANCE NOTIFICATION</b>				
A13	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> <li>Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 &amp; SSD 8449 - Conditions A13 &amp; A16</li> </ul>	Mirvac notified DPIE of a non-compliance in relation to Condition A16 on 18 September 2019, which was within seven days of becoming aware of the non-compliance (13 September and confirmed by the Auditors on 18 September 2019).	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"> <li>Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 &amp; SSD 8449 - Conditions A13 &amp; A16</li> </ul>	Mirvac's notification met the requirements of Condition A14.	Compliant
A15	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			Noted
<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>				
A16	Within three months of: (a) the submission of a Compliance Report under condition C5; (b) the submission of an incident report under condition A11; (c) the submission of an Independent Audit under condition C8; (d) the approval of any modification of the conditions of this consent; or	<ul style="list-style-type: none"> <li>Pre-Construction Compliance Report, Locomotive Workshop SSD 8517, April 2019, Revision 1, 19/12/2018.</li> <li>Email from Mirvac to DPIE, Subject: Locomotive Workshop SSD 8517</li> </ul>	Mirvac submitted the Pre-Construction Compliance Report to DPIE on 17 April 2019. Mirvac did not notify DPIE within three months of the issue of the compliance report that a review of plans, strategies and programs was being carried out. Similarly, Mirvac did not notify DPIE of a review being conducted within three months of DPIE's approval of SSD 8517 (MOD 2), which modified Condition D6 and was approved on 29 May 2019.	Non-compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	<p>/ SSD 8449 - Pre-Construction Compliance Reports, 17 April 2019.</p> <ul style="list-style-type: none"> <li>Email from Mirvac to DPIE dated 18/09/19, Re. SSD 8517 &amp; SSD 8449 - Conditions A13 &amp; A16</li> <li>SSD 8517 (MOD 2), 29 May 2019.</li> </ul>	These omissions were discovered during this Audit and Mirvac subsequently notified DPIE of the reviews on 18 September 2019. As Mirvac are now aware of the requirements of Condition A16 and have subsequently notified DPIE of the reviews, no further action is recommended.	
A17	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>		Mirvac has not yet updated any strategies, plans or programs.	Not triggered
<b>LIMITS OF CONSENT</b>				
A18	This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.	Site visits on 13 and 18 September 2019.	Works have physically commenced.	Noted

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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 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><del>(f) the signage zone, design, content and illumination (if proposed) for any signage on the water towers on Bays 4 and 4a</del></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. Where required, separate approval(s) shall be obtained from the relevant consent authority.</p>	<p>Site interviews with Mirvac personnel on 13 September 2019</p>	<p>Mirvac personnel advised that the listed components of the development are to be approved under separate approvals and are not being developed by Mirvac under SSD 8517. The Auditors saw no evidence that this was not the case.</p>	Compliant
A20	<p>Prior to the issue of the Construction Certificate for each stage of the development, a Long Service Levy is required to be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.</p>	<ul style="list-style-type: none"> <li>Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 2 April 2019</li> </ul>	<p>The Long Service Corporation approved a revision of the instalment plan for SSD 8517 with a schedule of instalments over the life of the project. The first instalment was paid on 29 April 2019, which was prior to commencement of construction. The second payment was made on 26 July 2019, which was prior to the due date under the instalment plan.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> <li>Levy Receipt, 00378188, 29 April 2019.</li> <li>Levy Receipt, 00390161, 26 July 2019.</li> </ul>		
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> <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</p>	<ul style="list-style-type: none"> <li>Remittance statement dated 17/4/2019 from Mirvac to UrbanGrowth NSW Development Corp for \$1,065,680;</li> <li>Email dated 2/5/2019 from UrbanGrowth (James Baruch, Director Finance) to Mirvac (Zac Langsford) confirming receipt of payment for SSD8517</li> </ul>	The evidence provided confirms payment to and receipt of \$1,065,680 to UrbanGrowth.	Compliant



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted. Email <a href="mailto:info@ugdc.nsw.gov.au">info@ugdc.nsw.gov.au</a> or phone 9216 5700 to confirm indexed amount of the contribution,			
	prior to preparation of a bank cheque or finalisation of any agreed alternate payment method made out to the UrbanGrowth NSW Development Corporation. A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Level 12, MLC Centre, 19 Martin Place Sydney or from the website <a href="http://www.ugdc.nsw.gov.au">www.ugdc.nsw.gov.au</a>			
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"> <li>Construction Certificates issued by Philip Chun &amp; Associates for:               <ul style="list-style-type: none"> <li>Stage 1 Demolition, endorsed 13/5/2019;</li> <li>Stage 2- Foundation, endorsed 2/8/2019;</li> <li>Stage 5 Façade &amp; Roof, endorsed 23/8/2019</li> </ul> </li> </ul>	The development is being carried out in stages as described in the Consent. Mirvac provided Construction Certificates for Stages 1, 2 and 5 to confirm the relevant conditions have been met to the satisfaction of the PCA.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				
<b>EXTERNAL WALLS AND CLADDING</b>				
B1	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>Construction Certificate No. 17-209159_CC5_SSD8517_Stage5_Facade&amp;Roof, 23 August 2019, attachments, including a letter from Mirvac Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019.</li> </ul>	The PCA issued a Construction Certificate for SSD8517 (Bays 1-4a) Stage 5 Façade and Roof only (excluding roof skylights, platforms and guardrails). Attached to CC5 is a letter from Mirvac Design to the PCA that provides an Architect's statement that the external wall / façade details submitted to the PCA were designed to meet the relevant combustibility requirements including BCA requirements (listed in the letter). The Auditors rely on CC5 as evidence that the PCA was satisfied that the design for the external walls, including additions, comply with the relevant requirements of the BCA.	Compliant
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"> <li>Construction Certificate No. 17-209159_CC5_SSD8517_Stage5_Facade&amp;Roof, 23 August 2019, attachments, including a letter from Mirvac Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019.</li> </ul>	A letter from Mirvac Design to the PCA provides an Architect's statement that includes details on the products and systems proposed for use or used in the construction of external walls, including finishes and claddings, were designed to meet the relevant combustibility requirements including BCA requirements (listed in the letter). It was submitted to the PCA prior to issue of CC5. The Auditors take CC5 as evidence that the PCA was satisfied with the Architect's statement and listed drawings.	Compliant
B3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> <li>Letter from Philip Chun (PCA) to DPIE re. SSD 8517 CC5, 23 August 2019, attachments including CC5 and a letter from Mirvac</li> </ul>	Mirvac provided a copy of the documentation to DPIE more than 7 days after the PCA accepted the documentation, as indicated by the issue of CC5. The Auditors consider this to be an administrative non-compliance with no further action required.	Non-compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		Design to Philip Chun, Subject: External Wall System Design Statement, 12 August 2019. <ul style="list-style-type: none"> <li>Email from Mirvac to DPIE, Re: SD 8517 Locomotive Workshop - External Walls and Cladding Condition of Consent, 12/09/19.</li> </ul>		
<b>NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE</b>				
B4	Work must not commence until a relevant Construction Certificate has been issued.	<ul style="list-style-type: none"> <li>Letter from Philip Chun to DPIE re. SSD 8517 CC1, 13 May 2019, attachments including CC1.</li> <li>Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement, 31 May 2019.</li> <li>Letter from Philip Chun to DPIE re. SSD 8517 CC2, 2 August 2019, attachments including CC2.</li> <li>Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement of</li> </ul>	Construction works were notified as scheduled to commence on 4 June 2019, which followed the issue of CC1 on 13 May 2019. Stage 2 construction works were notified as scheduled to commence on 2 August 2019, which followed the issue of CC2 on 2 August 2019. The Auditors observe that in the Notification of Commencement email and letter, Mirvac indicated that commencement was "subject to the issue of the Construction Certificate". Stage 5 construction works were notified as scheduled to commence on 26 August 2019, which followed the issue of CC5 on 23 August 2019. The Auditors understand that Mirvac do not currently have a method for tracking actual commencement dates. Therefore, the Auditors cannot verify that work only commenced following issue of the relevant CC. However, there is no evidence that work commenced prior to the issue of the relevant CC and, on this basis, consider this Condition to be compliant. The Auditors recommend as a suggestion for improvement, that Mirvac track actual commencement	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<p>Stage 2, 30 July 2019.</p> <ul style="list-style-type: none"> <li>Letter from Philip Chun to DPIE re. SSD 8517 CC5, 23 August 2019, attachments including CC5.</li> <li>Email from Mirvac to DPIE re. SSDA 8517 &amp; SSDA 8449 – Condition C2 Commencement of Works, 23 August 2019.</li> </ul>	dates and times, where relevant, such as in their 'CC Programme' spreadsheet.	
<b>AMENDED PLANS</b>				
B5 (as modified)	<p><del>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:</del></p> <p><del>(a) removal of the signage zones from the water towers above Bays 4-4a (See Condition A19(f)).</del></p>	SSD 8517 MOD 3	Condition B5 has been deleted from SSD 8517.	Not Applicable
<b>CAR PARKING</b>				
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> <p>(b) 6 on street loading spaces (off Locomotive Street)</p> <p>(c) 1 taxi space</p> <p>(d) 1 drop off / pick up space</p> <p>(e) 1 fire brigade space</p>			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B7	The layout of the car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.			Not triggered
<b>BICYCLE PARKING</b>				
B8	A minimum of 46 visitor bicycle spaces shall be provided in the public domain along Locomotive Street, as per drawing no. L_Base Master, Landscape Plan, prepared by Aspect Studios and dated 1/6/2017.			Not triggered
B9	The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015.			Not triggered
<b>COMMUNITY LIAISON GROUP</b>				
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"> <li>Interviews with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019;</li> <li>South Eveleigh Community Liaison meeting summaries for 10/12/2018 (meeting #21); 4/2/2019 (meeting #22); 15/4/2019 (meeting #23); 27/5/2019 (meeting #24);</li> </ul>	Curio Projects has been engaged as Mirvac's heritage consultant and are a member of the Community Liaison Group. Meeting summaries for meeting numbers 21, 22, 23 and 24 were provided to demonstrate regular CLG meetings occur and include a list of attendees and apologies. Two of the meeting summary documents indicated that the CLG was attended by the Principal Heritage Specialist & Director from Curio Projects, representing the South Eveleigh Project team. Meeting summaries included feedback noted for each agenda item.  A summary of the number and type of complaints and enquiries between each CLG meeting is discussed during the meeting, as evidenced by the meeting summary documents.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Complaints Register</li> </ul>	The Complaint Register contained two noise related complaints made by existing tenants in Bay 14 associated with saw cutting in the hall area. These were reported on 4/9/19 and 5/9/19 and related to work in Bays 5 – 15 under SSD 8449.	
<b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</b>				
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> <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</p>	<ul style="list-style-type: none"> <li>Email dated 1/4/2019 from PCA (Rhoebee Clemente of Philip Chun &amp; Associates) to Mirvac (Zac Langsford) confirming receipt and approval of the CNVMP;</li> <li>ATP Locomotive Workshop Construction Noise and Vibration Management Plan, AC10, Issue 3, 1/4/2019 prepared by Arup Pty Ltd</li> </ul>	A review of the CNVMP by the Auditors against the Condition B11(a) to (i) confirms the plan addresses each of these sub-conditions. Documentation provided confirms the updated CNVMP was submitted to the PCA on 1/4/2019 and was subsequently approved.	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>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>			
<b>AIR QUALITY MANAGEMENT PLAN</b>				
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 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>	<ul style="list-style-type: none"> <li>Email dated 7/2/2019 from PCA (Rhoebee Clemente of Philip Chun &amp; Associates) to Mirvac (Zac Langsford) confirming receipt and approval of the AQMP;</li> <li>Air Quality Management Plan 'For Construction' Locomotive Workshop, 51142/119641 Rev 1, 3/12/2018 prepared by JBS&amp;G Australia Pty Ltd.</li> </ul>	<p>A review of the AQMP by the Auditors against the Condition B12(a) to (f) confirms the plan addresses each of these sub-conditions.</p> <p>Documentation provided confirms the AQMP was submitted to the PCA on 31/1/2019 and was subsequently approved on 7/2/2019.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(e) contain a communication strategy; and (f) include a performance review system for continuous improvements. The Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.			
<b>CONSTRUCTION WASTE MANAGEMENT PLAN</b>				
B13	<p>Prior to the issue of the relevant Construction Certificate, a Waste Management Plan must be developed for the project by a suitably qualified person and approved by the PCA. The Plan must be implemented and must include, as a minimum, the following elements:</p> <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</p>	<ul style="list-style-type: none"> <li>Aconex Memorandum from Philip Chun to Mirvac, Re: Condition B13 (SSD 8517) / B10 (SSD 8449) - Construction Waste Management Plan - CC01, 25/2/2019</li> <li>Waste Management Plan, 51142/120518 Rev 2, JBS&amp;G Australia Pty Ltd, 7 February 2019.</li> </ul>	<p>Documentation provided confirms the Waste Management Plan (WMP) was submitted to the PCA on 13/2/2019 and was subsequently approved on 25/2/2019, ahead of the issue of CC1 on 13 May 2019. The Auditors observe that the construction works have not been implemented entirely in accordance with the issued WMP and this is considered likely to indicate a need to update the WMP to reflect actual practices, including in-situ waste classification and stockpiling of materials inside the building. The Auditors consider waste management practices to be adequate but note that the WMP does not meet all of the requirements of Condition B13 as outlined below:</p> <ul style="list-style-type: none"> <li>The WMP does not specifically contain a 'Stockpile, Contamination Soil and Sediment Management Plan' (SCSSMP) but addresses elements of the (a)(i) to (iv);</li> <li>The WMP identifies the location for two stockpiles for contaminated and non-contaminated waste material that are not being used (the Site Office is located where the stockpiles were intended to go) and no location was designated for an ASS stockpile. Mirvac advised that they are stockpiling</li> </ul>	Non-compliant



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>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>waste materials inside the building and collecting waste materials in skip bins. Observed stockpiles of excavated soil in the building were not clearly marked. Waste bins/skip bins were not clearly labelled as to their contents.</p> <ul style="list-style-type: none"> <li>The WMP does not detail how stockpiled waste material will be kept separate from non-contaminated waste material other than to state that waste material will be stockpiled based on waste classification and shown on Figure 3 as two stockpiles for contaminated and non-contaminated material.</li> </ul> <p>requirements.</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> <p>(e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.</p>		<ul style="list-style-type: none"> <li>The WMP provides limited detail on procedures to minimise movement of waste and double handling. It states that <i>in-situ</i> waste classification should be undertaken to minimise stockpiling and double handling. The Auditors understand that this was undertaken.</li> <li>The WMP does not include a detailed plan for <i>in-situ</i> 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.</li> <li>The WMP does not show the location of stockpiles at each stage as they migrate within the site</li> <li>The WMP does not include the name and address of each licensed facility that will receive waste from the subject site</li> </ul> <p>The Auditors recommend that the WMP be reviewed and updated to reflect current arrangements and ensure that it meets all the Condition B13.</p>	

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
<b>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN</b>				
B14	<p>Prior to the issue of the relevant Construction Certificate, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person in consultation with the CBD Coordination Office of TfNSW and Council. A final copy of the plan is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any works.</p> <p>The Plan must include a Green Travel Plan for construction workers and detailed measures that would be implemented to minimise the impact of the development on the safety and capacity of the surrounding road network, minimise truck movements to and from the site as far as practicable during the peak periods of this consent. In addition, the CPTMP shall address, but not be limited to, the following matters:</p> <p>(a) location of the proposed work zone  (b) haulage routes  (c) construction vehicle access arrangements  (d) estimated number of construction vehicle movements  (e) construction program  (f) consultation strategy for liaison with surrounding stakeholders  (g) any potential impacts to general traffic, pedestrians and bus services within the vicinity of the site from construction vehicles during construction  (h) cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should be</p>	<ul style="list-style-type: none"> <li>Aconex Response from Philip Chun to Mirvac, Re: Condition B14 SSD8517 / B10 SSD 8449, 17/04/2019.</li> <li>Australian Technology Park, Eveleigh, Locomotive Workshop Development Construction Pedestrian &amp; Traffic, Issue F, GTA Consultants (NSW) Pty Ltd, 29 March 2019.</li> <li>Australian Technology Park, Locomotive Shed Redevelopment, Green Travel Plan, Issue C, GTA Consultants (NSW) Pty Ltd, 28 March 2019.</li> <li>Email from Mirvac to City of Sydney Council, re. Locomotive Workshop SSD 8449 &amp; SSD 8517 - Construction Pedestrian and</li> </ul>	<p>Mirvac submitted the GTA Consultant's documents: Construction Pedestrian &amp; Traffic document (herein referred to as the CPTMP) and Green Travel Plan (GTP) to the PCA on 16/04/19 along with endorsement of the documents by the Coordinator General, Transport Coordination Office and the City of Sydney Council. Although not required under Condition B14, the PCA advised Mirvac that Condition B14 was satisfied. Earlier versions of the CPTMP and GTP were submitted to City of Sydney Council for review on 25/01/19. Earlier versions of the CTPMP and GTP were submitted to City of Sydney Council and Transport Coordination for review on 25/01/19 and 6/03/19, respectively. Transport Coordination commented on the CPTMP on 15 March 2019 and endorsed it on 11 April 2019. This occurred prior to the issue of CC1 and prior to commencement of any works.</p> <p>The Auditors consider the CPTMP and GTP to generally meet the requirements of Condition B14. However, the following observations are made:</p> <ul style="list-style-type: none"> <li>The CPTMP considers cumulative impacts to a degree in relation to numbers of construction workers at the ATP site, which includes the Locomotive Workshops, and construction traffic volumes although it is not clear whether that relates to the Locomotive Workshop site only or includes other construction works in the area. There is no reference to existing CPTMPs for developments within or around the development site, which is noted by TfNSW in their endorsement of the CPTMP/GTP.</li> <li>A commitment to consult stakeholders in reference to preparing detailed vehicle and pedestrian traffic control plans is discussed under Section 4.8</li> </ul>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>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>	<p>Traffic Management Plan &amp; Green Travel Plan - FOR REVIEW, 25/01/19.</p>	<p>Pedestrian and Cyclist Access. However, the CPTPM does not more broadly provide a consultation strategy for liaison with surrounding stakeholders. The Auditors recommend that the CPTMP be updated to discuss: the cumulative impacts with other projects within the region, not just the ATP, including reference to other CPTMPs; and the consultation strategy, possibly with reference to the Community Liaison Group.</p>	
<b>PRE-CONSTRUCTION DILAPIDATION REPORT</b>				
B15	<p>The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include</p>	<ul style="list-style-type: none"> <li>Pre-Construction Dilapidation Report, Locomotive Workshops, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019.</li> <li>Pre-Construction Dilapidation Report, Council Assets, Revision A, van der Meer (NSW) Pty Ltd, 1 February 2019.</li> </ul>	<p>Van der Meer, considered to be a suitably qualified engineering consulting firm, prepared two pre-construction dilapidation reports for the workshops at the western end of the Locomotive Workshops and the Public Domain (i.e. Council Assets) and a Comparison Dilapidation Report for the Locomotive Workshop building itself, which the Auditors understand was an update on a previous 2016 dilapidation report. Mirvac submitted these reports to the PCA on 21 February 2019. The PCA advised Mirvac that Condition B15 was satisfied on 25 February 2019, which was prior to the issue of CC2.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>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 a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is the sooner.</p>	<ul style="list-style-type: none"> <li>Comparison Dilapidation Report, 2 Locomotive Street, Eveleigh Revision B, van der Meer (NSW) Pty Ltd, 1 February 2019.</li> <li>Emails between Mirvac and Philip Chun, Re: 17-209159_CO_201120 18 - RE: ATP- Locomotive Shed - Pre Construction Dilapidation Report, from 15/11/18 to 20/11/18.</li> <li>Emails between van der Meer and Sydney Trains re. Dilapidation Inspection Required at Rail work shop buildings – EMC, 7/12/18 to 18/2/19.</li> <li>Aconex Memorandum, from Philip Chun to Mirvac, Re: Condition B15 SSD 8517 / B13 SSD 8449 - Pre-Construction Dilapidation Report - CC02</li> </ul>	<p>Van der Meer also sent a copy of the report(s) to Sydney Trains, the only affected property owner aside from Mirvac, on 15 February 2019.</p>	

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>MECHANICAL VENTILATION</b>				
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.			Not triggered, as relevant to CC4.
<b>SYDNEY WATER ASSETS</b>				
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).	<p>Email from RAR to Mirvac, Subject: [#61/25010 BPA] Locomotive Workshop Redevelopment – Building, dated 21 January 2019 with attachments:</p> <ul style="list-style-type: none"> <li>• Building Plan Approval: Asset Not Affected, 18/01/19</li> <li>• Tap in™ Application number 583042, 18/01/19</li> <li>• Stamped Building Plans, 18/01/19</li> </ul> <p>Email from RAR to Mirvac, Subject: [#61/32855] Locomotive Workshop Redevelopment -</p>	<p>The Water Servicing Coordinator (WSC) engaged by Mirvac, Rose Atkins Rimmer (RAR), submitted two applications via Tap in™ for the Locomotive Workshop comprising Retail and Commercial bays (Application number 583042) and the Travelator (Application number 451753). Both applications were referred back to the WSC.</p> <p>RAR issued a Building Plan Approval: Asset Not Affected, for the Locomotive Workshop comprising Retail and Commercial bays (Tap In Ref: 583042) with associated Stamped Plans, all dated 18/01/19.</p> <p>RAR issued a Sydney Water, Building Plan Approved – Subject to Requirements letter, for the Travelator (Tap In Ref: 451753) and a Sydney Water Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset, with associated Stamped Plans, all dated 18/04/19.</p> <p>The above Building Plan Approvals were issued to Mirvac prior to CC1.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Travellator, dated 18 April 2019 with attachments: <ul style="list-style-type: none"> <li>• Sydney Water, Building Plan Approved – Subject to Requirements letter, for the Travelator, 18/04/19</li> <li>• Tap in™ Application number 583042, 17/05/18</li> <li>• Stamped Building Plans, 18/04/19</li> <li>• Sydney Water Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset, 18/04/19</li> </ul>		
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: <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a>	As above, Tap in™ Application numbers 583042 and 451753	As above	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B19	<p>A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. It is recommended to apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> &gt; Plumbing, building and developing &gt; Developing &gt; Land development or telephone 13 20 92.</p>	<ul style="list-style-type: none"> <li>Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development Description: Adaptive reuse of the Locomotive Workshop (Bays 1-4a), 5 March 2019.</li> <li>Sydney Water letter to Mirvac, Notice of Anticipated Requirements Section 73 Subdivider / Developer Compliance Certificate (Sydney Water Act 1994, Part 6, Division 9), Pending Development Consent, Development Description: Adaptive reuse of the Locomotive Workshop (Bays 5-15), 5 March 2019.</li> </ul>	Mirvac applied for a Section 73 Compliance Certificate through RAR, the WSC, and received Notice of Anticipated Requirements.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>INSTALLATION OF WATER EFFICIENCY MEASURES</b>				
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.			Not triggered, as relevant to CC4.
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.			Not triggered, as relevant to CC4.
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).			Not triggered, as relevant to CC4.
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.			Not triggered, as relevant to CC4.
<b>RAINWATER HARVESTING AND RECYCLING</b>				
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.			Not triggered, as relevant to CC3.



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
<b>STORMWATER AND DRAINAGE</b>				
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.	<ul style="list-style-type: none"> <li>Letter from at&amp;I to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&amp;I, 22/12/16.</li> <li>Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18.</li> <li>Letter from Harris Page &amp; Associates Pty Limited (HP&amp;A), Re: ATP – Locomotive Redevelopment, SSDA 8517 – On Site Stormwater Drainage Systems Advice, 4/02/19.</li> <li>Emails between Mirvac and Philip Chun, Subject: Stormwater and Drainage - Conditions B25-28 SSD 8517 / Conditions B22-B25 SSD 8449 - Locomotive</li> </ul>	<p>The letters from at&amp;I and HP&amp;A to Mirvac indicate that the ATP's existing private stormwater infrastructure would be used for stormwater disposal and drainage from the development including a system of on-site stormwater detention.</p> <p>Sydney Water had advised at&amp;I that the ATP was served by an existing OSD located at Vice Chancellor's Oval and adjoining tennis courts, and on that basis, OSD was not required for individual proposed buildings. Sydney Water also advised that the OSD was not a Sydney Water asset and that a positive covenant was required for the OSD with the owner of the oval.</p> <p>Mirvac has advised that Mirvac owns the OSD infrastructure and therefore a positive covenant was not required. Mirvac submitted the information to the PCA by 22/03/19 and the PCA approved it on 1/04/19, prior to the issue of CC1.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>Workshop, 5/02/19 to 1/04/19.</p> <ul style="list-style-type: none"> <li>Email from Mirvac to Ramboll, Re: IEA, 2/10/19.</li> </ul>		
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 of Sydney Water to the onsite detention must be submitted prior to a Construction Certificate being issued excluding any approved preparatory, demolition or excavation works.	<ul style="list-style-type: none"> <li>Letter from at&amp;l to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&amp;l, 22/12/16.</li> <li>Email from Sydney Water to Mirvac, Re: ATP = OSD Basin, 17/05/18.</li> <li>Email from Mirvac to Ramboll, Re: IEA, 2/10/19.</li> </ul>	Sydney Water advised At&l that the ATP was served by an existing OSD located at Vice Chancellor's Oval and adjoining tennis courts, and on that basis, OSD was not required for individual proposed buildings. Sydney Water also advised that the OSD was not a Sydney Water asset and that a positive covenant was required for the OSD with the owner of the oval. Mirvac advised that Mirvac owns the OSD infrastructure and therefore a positive covenant was not required.	Compliant
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.	<ul style="list-style-type: none"> <li>Letter from at&amp;l to Mirvac, re: ATP Development – Stormwater and Drainage Catchment – SSD 8517, 29/01/19, with attached email from Sydney Water to at&amp;l, 22/12/16.</li> <li>Email from Sydney Water to Mirvac, Re:</li> </ul>	HP&A advised Mirvac that no direct connection to Sydney Water's assets was required as the Locomotive Workshop will directly connect to existing ATP private infrastructure that encircles the site.	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>ATP = OSD Basin, 17/05/18.</p> <ul style="list-style-type: none"> <li>Letter from Harris Page &amp; Associates Pty Limited (HP&amp;A), Re: ATP – Locomotive Redevelopment, SSDA 8517 – On Site Stormwater Drainage Systems Advice, 4/02/19.</li> </ul>		
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.	As above	As above	Compliant
B29 (as modified)	<p>Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by the PCA. The stormwater quality assessment must:</p> <p>(a) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design;</p> <p>(b) use modelling from an industry-standard water quality model; and</p> <p>(c) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads relative to pre-development pollutant loads:</p>	<ul style="list-style-type: none"> <li>SSD Compliant – STW Configuration &amp; Filtration Concept, HP&amp;A, 29/01/19.</li> <li>Certificate of Design – Design Certificate, Hydraulic Design, HP&amp;A, 24/07/19.</li> <li>Email from Philip Chun to Mirvac, 017-209159_CO_080720 19 - RE: Stormwater Quality Assessment - Loco DA Consent, 8/07/19.</li> <li>Construction Certificate No 17-209159_CC2_SSD8517_Stage2_Foundation, 2/08/19.</li> </ul>	<p>Mirvac engaged HP&amp;A to conduct a stormwater quality assessment that was accompanied by a Design Certificate.</p> <p>The PCA accepted the stormwater quality assessment in the interim whilst a modification to this condition in relation to the annual pollutant loads, was being sought. The PCA's acceptance was prior to the issue of CC2 on 2/08/19.</p> <p>Condition B29 modification (MOD1) in relation to the pollutant loads was issued on 10 September 2019.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by $\geq 25\%$ ; (ii) reduce the baseline annual pollutant load for total suspended solids by $\geq 30\%$ ; (iii) reduce the baseline annual pollutant load for total phosphorous by $\geq 10\%$ ; (iv) reduce the baseline annual pollutant load for total nitrogen by $\geq 10\%$ .			
<b>EROSION AND SEDIMENT CONTROL</b>				
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.	<ul style="list-style-type: none"> <li>Hydraulic Design Certificate for Sediment and Erosion Control Measures, Harris Page &amp; Associates Pty Limited (HPA), 07/03/19.</li> <li>Drawing titled Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev P4, HPA, 19/02/19.</li> <li>Aconex Response from Philip Chun to Mirvac, Re: S&amp;E Alternative Entry/Exit Bund, 8/3/2019.</li> </ul>	<p>The HPA Hydraulic Design Certificate certifies that the Sediment and Erosion Control Measures depicted in the Sediment and Erosion Control Plan drawing meet the requirements specified in Condition B30.</p> <p>The details were submitted to the PCA and the PCA advised that Condition B30 was satisfied on 8 March 2019.</p> <p>The Auditors observe that the designated area for the Stockpile Management Bay is not being used for that purposes and that stockpiles are located inside the building, as discussed in Condition B13.</p>	Compliant
<b>ACCESS FOR PEOPLE WITH DISABILITIES</b>				
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			Not triggered, as relevant to CC4.

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	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.			
<b>DEVELOPMENT ADJACENT TO A RAIL CORRIDOR</b>				
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".	<ul style="list-style-type: none"> <li>Email from Arup to Mirvac, Subject ATP Locomotive Workshop – Acoustic Compliance Statement for SSDA 8517 Condition B32, 5 June 2019.</li> <li>Email from Mirvac to DPIE, Re: SSD 8517 – Condition B32, 5/06/19.</li> </ul>	Arup's acoustic assessment found that the development met the requirements of "Development Near Rail Corridors and Busy Roads- Interim Guidelines". Mirvac submitted it to the DPIE on 5 June 2019, which is prior to the issue of CC4.	Compliant
<b>HERITAGE INTERPRETATION</b>				
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. 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.	<ul style="list-style-type: none"> <li>Letter dated 7/5/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) confirming approval of the Addendum to the Interpretation Strategy for ATP.</li> <li>Addendum to the Interpretation Strategy for Australian</li> </ul>	<p>An update to the approved Stage 1 Heritage Interpretation Plan (HIP) was submitted on 3/4/2019 and subsequently approved by the DPIE on 7/5/2019. Note: Mirvac refers to the update to the Stage 1 HIP as "Addendum to the Interpretation Strategy for the Australian Technology Park" report prepared by Curio Projects, November 2016).</p> <p>The update report (i.e. Addendum) was prepared in consultation with the Heritage Council &amp; City of Sydney Council. A review of the Addendum by the Auditors confirms the report includes discussion on: concepts for the Locomotive workshop including interpretive</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.	Technology Park, Issue 5, 18/4/2019 prepared by Curio Projects.	elements for the loading dock and travellator; next steps for consideration in Stage 2 HIP; and a schedule of future key activities including stakeholder consultation.	
B34	Prior to the issue of the first Construction Certificate for the Locomotive Workshop, the Applicant shall submit the Stage 2 Heritage Interpretation Plan for the Locomotive Workshop for approval by the Planning Secretary. This plan shall be prepared in accordance with the Stage 1 Heritage Interpretation Plan, the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. Stage 2 shall be prepared in consultation with the Heritage Council and Council, and other stakeholders, including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised.	<ul style="list-style-type: none"> <li>Letter dated 6/9/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) approving Stage 2 HIP;</li> <li>Letter dated 22/7/2019 from Mirvac (Philippa Williams) to DPIE (Carolyn McNally, Secretary) advising of further stakeholder consultation undertaken;</li> </ul>	<p>The Stage 2 HIP was submitted to the DPIE on 22/7/2019 and subsequently approved on 6/9/2019.</p> <p>A review of the Stage 2 HIP by the Auditors confirms the Plan was prepared in accordance with the listed references in this Condition and documented the findings and recommendations from stakeholder consultation.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Stage 2 Heritage Interpretation Plan for the Locomotive Workshops SSD8517 and SSD8449, Final Report, July 2019 prepared by Curio Projects</li> </ul>		
<b>REMEDIATION</b>				
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&amp;G dated 15 June 2016 and reflect the requirements of Clause 17 and Clause 18 of SEPP 55; and</p> <p>(c) provide contingency measures to manage unexpected finds of contaminated materials, beyond that anticipated at the site.</p>	<ul style="list-style-type: none"> <li>Mirvac Projects, During Construction Remediation Environmental Management Plan for the Locomotive Workshop, Australian Technology Park, Eveleigh, NSW, 51142/121294, JBS&amp;G Australia Pty Ltd, 26 March 2019.</li> <li>Emails between Mirvac and Philip Chun, Re: Condition B34 [B35] SSD 8517 / Condition B30 [B29] SSD 8449 - Remediation Environmental Management Plan – CC01, 13/02/19 to 27/03/19.</li> </ul>	<p>The REMP was prepared by JBS&amp;G and was submitted to and approved by the PCA prior to the issue of CC1.</p> <p>The Auditors consider the REMP meets the requirements of Condition B35.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.	<ul style="list-style-type: none"> <li>Amended Tree Removal &amp; Pruning Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 27/07/2018.</li> <li>Amended Tree Removal &amp; Pruning Application Report, Innovation Plaza - Australian Technology Park, Redfern, Lee Hancock, Consulting Arborist AQF Level 5, 5/03/19.</li> <li>Emails between Mirvac and City of Sydney Council, Subject: SSD8517 Locomotive Workshop Bays 1-4a - Condition B36 - Arborist Report - For Review, dated from 1 to 5 March 2019.</li> <li>Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A</li> </ul>	The Arborist Report was updated and issued by Lee Hancock on 1 March 2019. Lee Hancock was appropriately qualified as a Level 5 Arborist. Mirvac sent the updated report to the City of Sydney Council for consultation purposes on 1 March 2019. Following comments received, the Arborist report was further amended and re-issued on 5 March 2019. A copy of the revised report was sent to Council, which was prior to the issue of CC1. The amended report discusses the impacts and measures to protect the health of all of the retained trees during construction, including the installation of ornamental tree guards around trees 66 and 68.	Compliant



<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		Garden Street Eveleigh, 19/03/19, with attached Permit for Clearing Vegetation – Approval, 19/03/19		
<b>LANDSCAPING AND PUBLIC DOMAIN PLAN</b>				
B37	<p>Detailed landscape and public domain plan(s), drawn to scale, by a qualified landscape architect or landscape designer, must be prepared in consultation with Council and the Heritage Council and approved by the Planning Secretary prior to the issue of the first public domain Construction Certificate.</p> <p>The Applicant must provide evidence to the Planning Secretary of the consultation undertaken with Council and the Heritage Council, identifying how comments have been considered in the submitted plans.</p> <p>The plan must reference the industrial character of the precinct, and be generally in accordance with Council's 'Public Domain Manual', and include:</p> <p>(a) detail how the public domain and landscape design, treatment and materials will integrate with the endorsed public domain and landscaping (as per SSD 7317)</p> <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</p>			Not triggered, as relevant to CC6.

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>on slab, planted areas in natural ground, lighting and other features</p> <p>(d) details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable)</p> <p>(e) deep soil depth, unencumbered by any structures for mature tree growth</p> <p>(f) location of at least one new tree in the public domain to replace the removal of the London Plane tree in Innovation Plaza</p> <p>(g) a maintenance plan, including details of planting procedures and maintenance</p> <p>(h) details of drainage, waterproofing and watering systems.</p>			
<b>UTILITY SERVICES</b>				
B38	<p>Prior to the issue of a relevant Construction Certificate, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the construction of the development and demonstrate to the PCA that a satisfactory solution has been agreed to by all parties.</p>	<ul style="list-style-type: none"> <li>• Emails between Ausgrid, IGS and Mirvac, Re: Travelator Works - Notifications, from 11/04/18 to 11/04/19.</li> <li>• Emails between Jemena, Harris Page &amp; Associates (HPA) and Mirvac, RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval &amp; Letter of Offer, from 01/02/18 to 08/02/19.</li> <li>• Emails between Telstra, IGS and</li> </ul>	<p>Ausgrid gave in principal approval of the proposed methods for the travelator works on 11/04/19. Jemena outlined their requirements for the proposed works on 7/02/19, which HPA confirmed constituted their approval for the work to proceed. Telstra advised on 13/02/19 that Telstra had no objection to the travelator works proceeding provided a number of conditions were met. Optus accepted Mirvac's Conduit Support Methodology on 29/03/19, subject to the other carries agreeing and approving. Mirvac provided evidence of the utility providers' approvals to the PCA and the PCA advised that Condition B38 was satisfied on 16 April 2019, which was prior to the issue of CC1.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<p>Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19.</p> <ul style="list-style-type: none"> <li>• Emails between Optus and Mirvac, Re: Locomotive Workshop - Optus P1055770, from 21/02/19 to 29/03/19.</li> <li>• Emails from Mirvac to Philip Chun, Re: Condition B38/C16 SSD 8517 &amp; B30/C16 SSD 8449 Utility Services - Locomotive Workshop, from 29/03/19 to 16/04/19.</li> </ul>		
<b>DETAILED DESIGN INFORMATION</b>				
B39	The following detailed design/ drawings must be prepared, in consultation with the Heritage Council NSW and Council (or its delegate) and provided to the Planning Secretary prior to the issue of the nominated Construction Certificate (refer to the Table provided in the Consent).	<ul style="list-style-type: none"> <li>• Construction Certificate No. 17-209159_CC5_SSD8517_Stage5_Facade&amp;Roof, 23 August 2019, attachments, including an email</li> </ul>	<ul style="list-style-type: none"> <li>• An email and attached letter from Mirvac to DPIE details the consultation undertaken with the City of Sydney Council and the Heritage Council in relation to the listed detailed design / drawings for the façade and roof Construction Certificate (CC5). The letter was emailed to DPIE prior to the issue of CC5.</li> </ul>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		and letter from Mirvac to DPIE, Subject: Locomotive Workshop – SSD8517 B39, SSD8449 B31 Detailed Design Information, 6 August 2019.		
<b>ROOF PLANT LAYOUT</b>				
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"> <li>Construction Certificate No. 17-209159_CC5_SSD8517_Stage5_Facade&amp;Roof, 23 August 2019, attachments, including a letter from Mirvac Design to Philip Chun, Subject: Roof Plan Layout – Condition B40, 12 August 2019.</li> </ul>	A letter from Mirvac Design to the PCA provides an Architect's statement that the design meets the requirements of B40 as detailed in the drawings listed in the letter. It was submitted to the PCA prior to issue of CC5. The Auditors take CC5 as evidence that the PCA was satisfied with the Architect's statement and listed drawings.	Compliant
<b>HERITAGE CONSULTANT</b>				
B41	A suitably qualified and experienced heritage consultant must be nominated for this project throughout the design development, contract documentation and construction of the development. The heritage consultant: (a) must provide input into the detailed design (b) shall inspect the demolition and removal of material (c) is to provide ongoing advice to tradespeople undertaking the proposed works during	<ul style="list-style-type: none"> <li>Letter dated 26/3/2019 from Mirvac (Uma Springford) to PCA (Frank De Pasquale of Philip Chun &amp; Associates) providing details of engagement of Curio Projects;</li> </ul>	The documentation provided confirms that Mirvac engaged a heritage consultant (led by Natalie Vinton of Curio Projects) to satisfy the requirements of this Condition and advised the PCA of this engagement. The PCA acknowledged receipt of this notification by Mirvac and that the heritage consultant satisfied the requirements of this Condition.	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>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>	<ul style="list-style-type: none"> <li>Email dated 27/3/2019 from PCA (Rhoebee Clemente of Philip Chun &amp; Associates) to Mirvac (Zac Langsford) confirming satisfaction of this Condition</li> </ul>		
<b>HERITAGE - NEW SERVICES</b>				
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 impacts to significant fabric and spaces, must be prepared to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.			Not triggered, as relevant to CC4.
<b>BRICK PAVING INNOVATION PLAZA</b>				
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			Not triggered, as relevant to CC6.

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.			
<b>GLAZING</b>				
B44	All new external glazing used for the Locomotive Workshop is to be clear. Tinted glazing is not permitted to be used.			Not triggered
<b>TENANCY FIT OUT GUIDELINES</b>				
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> <p>(e) full height walls on level 1 are to be avoided in the zone or glazed if proposed</p>	<ul style="list-style-type: none"> <li>Letter dated 3/7/2019 from DPIE (David McNamara, Director) to Mirvac (Philippa Williams) acknowledging receipt and approval of the Tenancy Fit-out Guidelines.</li> <li>Email dated 16/5/2019 from Heritage Council (David Nix, Senior Heritage Officer) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for SSD8517 and SSD8449.</li> <li>Email dated 31/5/2019 from City of Sydney (Priyanka Misra, Heritage Specialist) to Mirvac (Philippa Williams) with feedback on the Design Guidelines for</li> </ul>	<p>The correspondence provided confirms that:</p> <ul style="list-style-type: none"> <li>The Heritage Council and City of Sydney Council were consulted and provided comment during the preparation of the tenant fit out design guidelines;</li> <li>The guidelines were prepared to the satisfaction of the DPIE.</li> </ul> <p>A review of the tenant fit out guidelines by the Auditors confirms the guidelines include consideration of the noted plans and history, lighting design requirements and Mirvac's approval of a tenants' proposed fit-outs design.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<p>The guidelines are to require individual lighting plans for each tenancy, that are consistent with the lighting design prepared for the Locomotive Workshop.</p> <p>The tenant fit-out guidelines are to be prepared to ensure future tenants are aware of the cultural significance of the Locomotive Workshop, the ongoing operations of the Blacksmith who is permitted to continue to operate 24 hours a day and 7 days per week, the Blacksmith Plan of Management and the requirements for their on-going conservation and management. The guidelines are to be informed by the Stage 1 and final or draft Stage 2 Heritage Interpretation Plans, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.</p> <p>The Applicant must ensure all future development applications for fit-out works are consistent with the approved fit-out design guidelines.</p>	<p>SSD8517 and SSD8449.</p> <ul style="list-style-type: none"> <li>Design and Fitout Guide Locomotive Workshops for the Specialty Retailers, May 2019 prepared by Mirvac and Buchan.</li> </ul>		
<b>BLACKSMITH PLAN OF MANAGEMENT</b>				
B46	<p>A plan of management for the continued operation of the Blacksmith must be submitted and endorsed by the Secretary prior to the issue of any construction certificate. The plan of management must be prepared by the Applicant and include:</p> <p>a) the continued permitted hours of operation: 24 hours and day 7 days per week</p> <p>b) a complaint register, outlining the nature and location of complaint/s. The register must also outline what if any mitigation was undertaken by</p>	<ul style="list-style-type: none"> <li>Letter dated 17/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett), Mirvac's planning consultants, confirming approval of the Blacksmith Plan of Management.</li> </ul>	<p>Correspondence provided confirms the Blacksmith Operation Plan of Management (OPoM) was submitted to the DPIE on 2/4/2019 and approved on 17/4/2019.</p> <p>The OPoM was prepared by Ethos Urban, Mirvac's planning consultants.</p> <p>A review of the OPoM by the Auditors against the requirements of this condition confirm the plan satisfies this condition.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	the Applicant. The register must be provided to the Secretary every 6 months.	<ul style="list-style-type: none"> <li>Email dated 17/4/2019 from DPIE (Emily Dickson, Senior Planning Officer) to Mirvac (Zac Langsford) confirming approval of the Blacksmith Plan of Management.</li> <li>Blacksmith Operational Plan of Management Bay 1 and Bay 2, Locomotive Workshop, South Eveleigh, Version 3, 11/4/2019 prepared by Ethos Urban.</li> </ul>	As noted in Condition B6, two noise complaints were first made in early September 2019 (with no complaints made regarding the Blacksmith operations). As such, the Complaints Register has not yet been submitted to the Planning Secretary.	
<b>MOVEABLE HERITAGE</b>				
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"> <li>Interviews with Mirvac (Nathan McCoy, Trainee Development Manager) on 18/9/2019.</li> <li>Stage 2 Heritage Interpretation Plan for the Locomotive Workshops SSD8517 and SSD8449, Final Report, July 2019 prepared by Curio Projects.</li> </ul>	<p>Mirvac advised that Curio Projects and their subconsultant, International Conservation Services (Julian Bickersford) were commissioned to advise on moveable heritage items.</p> <p>A review of the Stage 2 HIP by the Auditors confirms that the placement, storage and interpretation of moveable heritage items is addressed in the Stage 2 HIP.</p> <p>Moveable heritage item conservation and management processes were considered in accordance with the Heritage Impact Statement, the Conservation Management Plan, the Heritage Asset Management Strategy and the Moveable Collections Management Plan (draft version).</p>	Compliant



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B48	The MCMP is to be updated and completed, in consultation with the Heritage Council and Council, within 12 months of the issue of the first Construction Certificate for the Locomotive Workshop, to provide detailed recommendations on the future conservation, management, display conditions, storage, security, and identify the location and management of all moveable heritage.		The first construction certificate was issued on 13/5/2019. The draft MCMP must be updated and completed no later than 13/5/2020.	Not triggered
<b>PART C PRIOR TO COMMENCEMENT OF WORKS</b>				
NOTIFICATION OF COMMENCEMENT				
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> <li>Email dated 31/5/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) advising of Notice of Commencement.</li> </ul>	Correspondence provided confirms the DPIE was notified on 31/5/19, at least 48 hours before the commencement of construction on 4/6/2019.	Compliant
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"> <li>Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement, 31 May 2019.</li> <li>Email from Mirvac to DPIE re. SSD 8517 Notice of Commencement of Stage 2, 30 July 2019.</li> <li>Email from Mirvac to DPIE re. SSDA 8517 &amp; SSDA 8449 – Condition C2 Commencement of</li> </ul>	<p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 1 construction works (4 June 2019) on 31 May 2019, which was more than 48 hours in advance.</p> <p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 2 construction works (2 August 2019) on 30 July 2019, which was more than 48 hours in advance.</p> <p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 5 construction works (26 August 2019) on 23 August 2019, which was more than 48 hours in advance.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Works, 23 August 2019.		
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, 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>	<ul style="list-style-type: none"> <li>Mirvac's South Eveleigh webpage for 'Construction &amp; Development Updates': <a href="https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates">https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates</a></li> <li>Mirvac's South Eveleigh webpage for 'South Eveleigh Construction Updates': <a href="https://southeveleigh.mirvac.com/about/construction-and-development-updates">https://southeveleigh.mirvac.com/about/construction-and-development-updates</a></li> </ul>	<p>The 'Construction &amp; Development Updates' and 'South Eveleigh Construction Updates' websites provide a considerable amount of project documentation and information and are considered to generally comply with the requirements of the condition. The Auditors make the following observations and recommendations:</p> <ul style="list-style-type: none"> <li>Recently approved consent modifications MOD1 and MOD3 should be provided on the website.</li> <li>Where consent modifications refer to revised drawings, those revised drawing should be provided on the website.</li> <li>Some links go to the wrong documents. Check that all links are working correctly.</li> <li>The Stage 2 HIP should be provided.</li> <li>Revision 3 of the Pre-Construction Compliance Report should be provided.</li> <li>Regular South Eveleigh construction updates are provided but provide information mainly on works within public areas and not specifically about the Locomotive Workshop development.</li> <li>A complaints register is available but is labelled as the Community Contacts Register.</li> <li>Mirvac should establish a process to ensure documents and information on the websites are kept up to date.</li> </ul>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	(x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.			
<b>COMPLIANCE REPORTING</b>				
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 (Department 2018) must be submitted to the Department.	<ul style="list-style-type: none"> <li>Email dated 28/2/2019 from Mirvac (Zac Langsford) to DPIE (compliance team) submitting the Compliance Monitoring &amp; Reporting Program.</li> </ul>	Correspondence provided confirms Mirvac submitted the Compliance Monitoring and Reporting Program to the DPIE on 28/2/2019, which was no later than the 6 week timeframe specified from the date notified for the commencement of construction (on 4/6/2019).	Compliant
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"> <li>Pre-Construction Compliance Report Locomotive Workshop SSD8517, prepared by Mirvac.</li> </ul>	The Pre-Construction Compliance Report was reviewed by the Auditors against the prescribed guideline requirements and confirm the report has been prepared in accordance with the guidelines.	Compliant
C6	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	<ul style="list-style-type: none"> <li>Interviews with Mirvac (Nathan McCoy, Trainee Development Manager) on 18/9/2019 &amp; 1/10/2019.</li> <li>Email dated 2/5/2019 from Mirvac (Kim Elliott) to Mirvac (Zac Langsford) advising suite of documents were loaded on the project website.</li> </ul>	<p>The Pre-Construction Compliance Report, dated April 2019 (Version 1) was first submitted to the DPIE on 17/4/2019, with the final (Version 3) submitted on 21/6/2019. Version 1 of the Report is available on the projects' website. Correspondence provided confirms the Report was published on the website on 2/5/2019, within the 60 day timeframe requirement.</p> <p>Mirvac confirmed the DPIE had not been advised 7 days before the Report was made available on the projects' website.</p> <p>The Auditors recommend the latest version (i.e. Version 3) of the Report should be placed on the projects' website. At least 7 days prior to doing this, Mirvac should write to the DPIE to inform them of this</p>	Non-compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			intension. Mirvac advised that they will inform the DPIE prior to placing Version 3 of the Report on the website.	
<b>INDEPENDENT AUDIT</b>				
C7	No later than 4 weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	<ul style="list-style-type: none"> <li>Email from Mirvac to DPIE, Re: Independent Audit Program SSD 8449 &amp; SSD 8517 - Locomotive Workshop, 11/03/19.</li> </ul>	Mirvac emailed the Independent Audit Program to DPIE more than 4 weeks before the date notified for the commencement of construction (4/6/2019).	Compliant
C8	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department under condition C7 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		This Independent Audit has been carried out in accordance with Condition C8.	Compliant
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C8 of this consent; (b) submit the response to the Department; and (c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.			Noted

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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"> <li>Community Consultation and Engagement Plan, dated 27/3/2019 prepared by Mirvac.</li> <li>Email dated 13/12/2018 from Mirvac (Kim Elliott, Community &amp; Engagement Manager) to CLG requesting comment on the CCS.</li> <li>Email dated 21/3/2019 from Mirvac (Kim Elliott) to Curio Projects (Natalie Vinton) requesting comment on and endorsement of the CCS. A reply email indicated no changes to the CCS were required by the heritage consultant.</li> <li>Email dated 26/3/2019 from Curio Projects (Natalie Vinton) to Mirvac (Kim Elliott) re comments on the CCS and acceptance to join the CLG.</li> </ul>	<p>The updated Community Consultation and Engagement Plan, March 2019, also known as Community Communication Strategy (CCS), states it was prepared in consultation with the Community Liaison Group (CLG) and the nominated heritage consultant for the project.</p> <p>The correspondence provided confirms the CLG and heritage consultant (Natalie Vinton, Curio Projects) were consulted.</p>	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C11	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<ul style="list-style-type: none"> <li>Same as for Condition C10.</li> </ul>	The Auditors reviewed the updated Community Communication Strategy (CCS) and confirm the Conditions (a) to (d) have been addressed in the CCS.	Compliant
C12	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month prior the commencement of any work.	<ul style="list-style-type: none"> <li>Letter dated 28/3/2019 from Ethos Urban (Claire Burdett) to DPIE (Emily Dickson) re submission of updated CCS.</li> <li>Letter dated 9/4/2019 from DPIE (David McNamara, Director) to Ethos Urban (Claire Burdett) confirming CCS satisfies Conditions C10 to C14.</li> </ul>	The correspondence provided confirms the updated CCS was submitted to the DPIE on 28/3/2019 and subsequently approved on 9/4/2019.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C13	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> <li>Email dated 30/7/2019 from Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) re Notice of Commencement of Stage 2 works.</li> </ul>	Mirvac submitted a Notice of Commencement to the DPIE advising works for Stage 2 would commence on 2/8/2019, which is after the date the DPIE approved the CCS (on 9/4/2019).	Compliant
C14	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> <li>Interviews with Mirvac (Uma Springford, Senior Development Manager) on 13/9/2019</li> </ul>	Mirvac advised that the CCS is being implemented throughout the duration of the project. Based on interviews conducted, the Auditors are satisfied this condition is being met.	Compliant
<b>COMPLIANCE</b>				
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"> <li>Interviews with Mirvac (Chris Callaghan, Project Manager) on 18/9/2019.</li> <li>Example of scope of works provided to a contractor tendering for works.</li> <li>Tender document (for ATP Locomotive Workshop – Top Ed Fit Out – Carpets &amp; Vinyl) inviting pricing submissions.</li> </ul>	<p>Mirvac advised all employees are made aware of the Consent Conditions and their obligations during Induction (online). Additional site-specific induction training is then provided by the HSE Officer and further contamination awareness training by the Occupational Hygienist, depending on specific roles.</p> <p>Contractors are also notified of their obligations to comply with Consent Conditions during the tender process where a copy of the Development Consent is provided as part of the tender documentation, and specific conditions may be included in the scope of works.</p>	Compliant
<b>UTILITY SERVICES</b>				
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	<ul style="list-style-type: none"> <li>Emails between Ausgrid, IGS and Mirvac, Re: Travelator Works -</li> </ul>	Mirvac obtained written approvals from Ausgrid, Jemena, Telstra and Optus prior to commencement of work (4/06/19).	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.	<p>Notifications, from 11/04/18 to 11/04/19.</p> <ul style="list-style-type: none"> <li>• Emails between Jemena, Harris Page &amp; Associates (HPA) and Mirvac, RE: 13030465 - Locomotive Street, Eveleigh- Jemena Methodology Approval &amp; Letter of Offer, from 01/02/18 to 08/02/19.</li> <li>• Emails between Telstra, IGS and Mirvac, Re: ATP - Proposed Travellator Tunnel Between B2 and Locomotive Building, from 07/02/19 to 13/02/19, with a letter attached from Telstra to IGS, dated 13/02/19.</li> <li>• Emails between Optus and Mirvac, Re: Locomotive Workshop - Optus P1055770, from 21/02/19 to 29/03/19.</li> <li>• Email dated 31/5/2019 from</li> </ul>		



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Mirvac (Nathan McCoy) to DPIE (Brendon Roberts) advising of Notice of Commencement.		
<b>HOARDING</b>				
C17	A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: (a) architectural, construction and structural details of the design as well as proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.	<ul style="list-style-type: none"> <li>Emails from Mirvac to Philip Chun, Re: 17-209159_CO_120220 19 - RE: Site Works to Start Pre-CC01, from 4/02/19 to 8/03/19, with attached letter from City of Sydney to Mirvac, 14/02/19.</li> </ul>	Emails between Mirvac and the PCA indicate that the roads surrounding the development are private roads and therefore, application under Section 138 of the Roads Act 1993 was not required. Mirvac advised the PCA that <i>"For your information, we have sought and received approval from the City of Sydney for the temporary suspension of Public access areas to facilitate construction (hoarding) for the Locomotive Workshop. This is the approval process that has been undertaken on the entire precinct to erect hoardings for construction and we have been advised that this is because Urban Growth have a holding covenant on lot 4000. As such, we believe this closes out C16 and we are simply providing this for your information"</i> . The Auditors have no reason to believe that the above advice misrepresents the situation in relation to hoarding and on this basis, consider this Condition to be compliant.	Compliant
<b>GEOTECHNICAL REPORTS</b>				
C18	Prior to the commencement of any excavation works on site, the Applicant shall submit to the PCA, the results of a detailed geotechnical investigation on the site. The report is to address such matters as: (a) appropriate drilling methods and techniques (b) vibration management and monitoring (c) dilapidation survey (d) support and retention of excavated faces (e) hydrogeological considerations.	<ul style="list-style-type: none"> <li>Report on Geotechnical Investigation, Locomotive Shed Redevelopment, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 10 October 2017.</li> </ul>	Mirvac submitted the 2017 and 2018 geotechnical reports, along with a letter from Douglas Partners confirming that the reports met the requirement of Condition C18, to the PCA prior to the commencement of any excavation works onsite. The Auditors note that the PCA issued CC2 taking into account the geotechnical investigations. The Auditors observe that the 2017 geotechnical report did not specifically address some requirements of Condition C18, namely vibration management and	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	The recommendations of the report are to be implemented during the course of the works.	<ul style="list-style-type: none"> <li>Report on Geotechnical Investigation, Proposed Locomotive Workshop Travelator, Locomotive Street, Eveleigh, Revision 1, Douglas Partners Pty Ltd, 14 December 2018.</li> <li>Aconex Memorandum from Mirvac to Phil Chun, Re: Condition C18 (SSD8517/SSD844) – Geotechnical Reports – CC02, 31 January 2019.</li> <li>Report on Additional Geotechnical Investigation, ATP Locomotive Workshop Upgrade, Locomotive Street, Eveleigh, Revision 0, Douglas Partners Pty Ltd, 5 April 2019, attached to CC2.</li> </ul>	monitoring and dilapidation survey. While this is likely because this report predated the 2018 draft conditions of Development Consent, it is also noted that this report focused on pile foundations for the proposed mezzanine level. The 2018 geotechnical report met all of the requirements of Condition C18 and focused on conditions for construction of the travelator, which will be the main area of open excavation.	

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
ARCHAEOLOGY				
C19	If any unexpected archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Planning Secretary.	<ul style="list-style-type: none"> <li>Interviews with Curio Projects (Andre Fleury &amp; Claire Hickson, heritage consultants to Mirvac) on 18/9/2019;</li> <li>Email dated 17/9/2019 from Curio Projects (Natalie Vinton) to Heritage Council (David Nix, Siobhan Lavelle, Tim Smith) re potential archaeological find and stop work</li> <li>Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019, Curio Projects</li> </ul>	Mirvac's heritage consultants (Curio Projects) advised that objects (referred to as 'works') were found during construction works (e.g. piling at Bays 1-4a) and work was immediately stopped for inspection by the heritage consultants. These objects were considered to not be archaeological relics or Aboriginal objects. However, a written assessment was prepared and submitted to the Heritage Division on 17/9/2019 regarding these unexpected finds. Mirvac is awaiting a response from the Heritage Council before an assessment can be submitted to the Planning Secretary.	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"> <li>As for Condition C19.</li> </ul>	As for Condition C19	Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C21	Should any of the subterranean structure of the building, such as brick arch footings, or other rail associated infrastructure be revealed during excavation or site preparation works, then works must cease and an appropriately qualified historical archaeologist must investigate and archivally record any of the building fabric or rail associated infrastructure found. A final archival record must be submitted to the Planning Secretary, Council and the Heritage Council, prior to the issue of the first Occupation Certificate for the Locomotive Workshop.	<ul style="list-style-type: none"> <li>Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report, September 2019 prepared by Curio Projects.</li> </ul>	<p>Refer Condition C19.</p> <p>Section 6 of the Curio Projects report provides an archival record (i.e. 'works') of the works uncovered to date.</p> <p>A Final archival record has not yet been submitted as the first Occupation Certificate has not yet been requested.</p>	Compliant
<b>DISCOVERY OF ABORIGINAL HERITAGE</b>				
C22	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.	<ul style="list-style-type: none"> <li>Interviews with Curio Projects (Andre Fleury &amp; Claire Hickson, heritage consultants to Mirvac) on 18/9/2019.</li> </ul>	<p>Refer Condition C19.</p> <p>Mirvac's heritage consultants (Curio Projects) advised that no new Aboriginal objects have been found at the time of the Audit.</p>	Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>HERITAGE – ARCHIVAL RECORD</b>				
C23	A photographic archival recording of all areas of Bays 1 – 4a within the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works to Bays 1 – 4a, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic recording of Heritage Items using Film or Digital Capture'.	<ul style="list-style-type: none"> <li>Email dated 27/3/2019 from Mirvac (Zac Langsford) to City of Sydney (Naomi Crago) providing an electronic copy of the photographic archival recording.</li> <li>Email dated 4/4/2019 from Mirvac (Zac Langsford) to Heritage Council (Sarah-Jane Brazil) providing a copy and electronic copy of the photographic archival record of Bays 1-16.</li> </ul>	A photographic archival recording of all areas of Bays 1-16 was prepared prior to commencement of works and submitted to the Heritage Council and City of Sydney Council on 4/4/2019 and 27/3/2019, respectively.	Compliant
C24	Any significant fabric that is proposed to be removed must be recorded, tagged and securely stored on site for future use. A removal and storage methodology must be provided to the Heritage Council prior to the commencement of works.	<ul style="list-style-type: none"> <li>Email dated 4/4/2019 from Mirvac (Philippa Williams) to Heritage Council re Condition C24 (i.e. submission of a removal &amp; storage methodology).</li> <li>Email dated 1/8/2019 from Heritage Council (David Nix) to Mirvac (Aidan Ryan) re</li> </ul>	<p>Mirvac provided copies of tags (24 total) that are attached to significant fabric that has been removed, although not yet stored in a final location within the Locomotive workshop. The tags record information such as current and final storage location, quantity, description and item number. A photograph of beams with attached tags was provided as an example.</p> <p>Correspondence between Mirvac and the Heritage Council confirms the Heritage and Environmental Protection Plan (i.e. the removal and storage methodology) was submitted and approved by the Heritage Council.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<p>approval of the removal &amp; storage methodology.</p> <ul style="list-style-type: none"> <li>Heritage and Environmental Protection Plan, Rev 7, 1/4/2019 prepared by NMK Group (i.e. the removal and storage methodology).</li> <li>Tags for attaching to significant fabric and photograph provided as an example (tags prepared by Curio Projects).</li> </ul>		
<b>PRESERVATION OF SURVEY MARKS</b>				
C25	<p>All works in City of Sydney Council streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark. A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).</p>	<ul style="list-style-type: none"> <li>Letter from Veris Australia Pty Ltd (Veris) to Mirvac, Re: RE: SSD8449 and SSD8517, Development Conditions C25 and C26 (in both consents) Locomotive Workshops – Australian Technology Park, Eveleigh, 20 March 2019.</li> <li>Plan of Survey Information Only,</li> </ul>	<p>Veris advised Mirvac, prior to the commencement of any work on site, that no Permanent Marks are located on site.</p> <p>Veris conducted a survey of the Cadastral Reference Marks, being survey infrastructure, and recorded the information on a Plan of Survey Information Only that was subsequently lodged with Land Registry Services for Registration.</p>	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		8/01/19, printed 23/01/19.		
<b>PROTECTION OF SURVEY INFRASTRUCTURE</b>				
C26	Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the Surveying Act 2002 must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority, to ensure that the survey control infrastructure and cadastral framework are preserved for the public benefit and in accordance with the Surveying Act 2002.	<ul style="list-style-type: none"> <li>Letter from Veris Australia Pty Ltd (Veris) to Mirvac, Re: RE: SSD8449 and SSD8517, Development Conditions C25 and C26 (in both consents) Locomotive Workshops – Australian Technology Park, Eveleigh, 20 March 2019.</li> <li>Plan of Survey Information Only, 8/01/19, printed 23/01/19.</li> </ul>	Veris advised Mirvac, prior to the commencement of any work on site, that no Permanent Marks are located on site.  Veris conducted a survey of the Cadastral Reference Marks, being survey infrastructure, and recorded the information on a Plan of Survey Information Only that was subsequently lodged with Land Registry Services for Registration.	Compliant
<b>PART D DURING CONSTRUCTION</b>				
<b>DEMOLITION</b>				
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.	<ul style="list-style-type: none"> <li>Locomotive Workshop, 2 Locomotive Street, Eveleigh, NSW, Demolition Plan, NMK Group Pty Ltd, 26 February 2019.</li> <li>Aconex Memorandum between Mirvac and Philip Chun, Re:</li> </ul>	The demolition work plan, which included a statement of compliance with AS 2601-2001, was submitted to the PCA prior to the commencement of works.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		Condition D1 (SSD8517 / SSD8449) – Demolition, from 15/02/19 to 6/03/19.		
<b>CONSTRUCTION HOURS</b>				
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"> <li>Construction site notices.</li> <li>Interview with Mirvac personnel on 18/09/19.</li> <li>Complaints register.</li> </ul>	<p>Mirvac advised that, whilst workers may arrive to start prior to 7:30am, the activities only include pre-start routines not involving noisy activities, such as tool box talks. There have been no community complaints recorded related to construction hours. There is no evidence to indicate that Condition D2 is not being adhered to.</p> <p>The Auditors observe that the Complaints Register records two noise complaints on 4 and 5 September 2019 relating to work under SSD 8449 and the Follow Up action included the statement "It was also clarified [with the complainant] that there was a lease agreement in place which allowed noisy works to be carried out between the hours of 7-10am Monday to Friday and 7-1pm Saturdays." Condition D2 takes precedence and Mirvac should ensure that construction activities do not occur before 7:30am.</p>	Compliant
D3	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>Same as for Condition D2.</li> </ul>	As above.	Compliant
D4	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			Not triggered.



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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)	<del>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</del> <del>(a) 9.00 am to 12.00 pm, Monday to Friday;</del> <del>(b) 2.00 pm to 5.00 pm Monday to Friday; and</del> <del>(c) 9.00 am to 12.00 pm, Saturday.</del>			Deleted under SSD 8517 MOD 2
<b>REMEDIATION</b>				
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"> <li>Australian Technology Park Remedial Action Plan, 51142/104280 (Revision 0), JBS&amp;G Australia Pty Ltd, 15/06/16.</li> <li>Lot 4000 Materials Tracking Register, 30/07/19 to 30/08/19.</li> </ul>	Limited excavation work has been conducted to date, mainly related to piling works for foundations. Remediation works will be subject to Site Audit by an EPA accredited Site Auditor under the <i>Contaminated Land Management Act 1997</i> . The RAP requires that materials, including waste, be classified using a Materials Classification Form (MCF) and tracked using a Material Tracking Sheet (MTS). The Auditors did not observe evidence that the MCF was being used and an MCF Reference # was not recorded on the Lot 4000 MTS. The Auditors recommend that Mirvac review the implementation of the classification and tracking requirements under the RAP to ensure adequate records are in place for the Site Audit process.	Compliant
<b>WASTE CLASSIFICATION AND DISPOSAL</b>				
D8	The Applicant must ensure that all waste generated by the development is classified and disposed of in accordance with the EPA's Waste Classification Guidelines 2009. These Guidelines may indicate the material will need to be immobilised prior to disposal. If this is the case, the Applicant must apply to the EPA for a site-specific immobilisation approval.	<ul style="list-style-type: none"> <li>Letter from JBS&amp;G to Mirvac, Re: Locomotive Workshop – Bays 1 to 16 In-situ Waste Classification, Australian Technology Park, Eveleigh, NSW, 11/04/19.</li> </ul>	The Auditor reviewed two waste classification reports. The <i>in-situ</i> waste classification report by JSB&G appeared comprehensive and generally in accordance with the EPA's Waste Classification Guidelines. The Geotesta waste classification report assessed the waste classification of a stockpile from an area identified as Area B in the JBS&G report that was classified as General Solid Waste with Special (Asbestos) Waste. Soil from a stockpile was sampled	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> <li>Waste Analysis &amp; Classification Report, NE548.4, Geotesta, 3/09/19.</li> <li>Lot 4000 Materials Tracking Sheet, 30/07/19 to 30/08/19.</li> <li>SUEZ Kemps Creek, Docket ED310628240, 30/07/19.</li> <li>EPA Transport Certificate No. 2T01025263, 19/09/19.</li> <li>ETS Environment Protection Licence (EPL) No. 20696.</li> </ul>	<p>and reclassified as General Solid Waste on the basis that asbestos was not detected.</p> <p>An EPA Waste Transport Certificate for 6x200 L of hazardous, solid lead, lead compounds (Waste Code D220) for disposal at Environmental Treatment Solutions Pty Ltd (ETS), Minto, was reviewed. This facility is licensed to receive D220 waste (EPL No. 20696). The Auditors observed that the ETS driver signed the EPA Waste Transport Certificate both as the Consignor and the Transporter. The Auditors recommend that Mirvac confirm that ETS is an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.</p>	
<b>UTILITIES</b>				
D9	The Applicant shall be responsible for all public utility adjustment/ relocation works, necessitated by the development and as required by the various public utility authorities and/ or their agents.	<ul style="list-style-type: none"> <li>As for Conditions B38 and C16.</li> </ul>	Mirvac has consulted with and obtained the required written approvals from utility providers.	Compliant
<b>CONSTRUCTION NOISE CRITERIA</b>				
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	<ul style="list-style-type: none"> <li>Interviews with Mirvac (Nathan McCoy &amp; Chris Callaghan) on 18/9/2019.</li> <li>Complaints Register</li> </ul>	As noted in Condition B6, two noise complaints have been received to date (on 4/9/2019), from the existing tenants at Bay 14. Mirvac advised the tenants that the lease agreement allowed for noisy works to be carried out between 7-10am Monday – Friday and 7-1pm Saturdays. Four noise and vibration monitors have since been installed with no excessive noise levels recorded. The existing noise and vibration thresholds	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	that could exceed the construction noise management levels shall be identified and managed in accordance with the approved CNVMP.		for works outside of the normal construction working hours continue to be in place.	
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"> <li>Same as for Condition D10.</li> </ul>	Same 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"> <li>Same as for Condition D10.</li> </ul>	Same as for Condition D10	Compliant
<b>SAFE WORK AUSTRALIA REQUIREMENTS</b>				
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"> <li>Interviews with Mirvac (Nathan McCoy, Trainee Development Manager &amp; Chris Callaghan, Project Manager) on 18/9/2019.</li> <li>Site visits on 13 and 18 September 2019.</li> </ul>	<p>Mirvac advised:</p> <ul style="list-style-type: none"> <li>There is 24 hr, 7 days/week security patrols for the South Eveleigh precinct including the Locomotive Workshops. The security office is based in the Locomotive Workshop.</li> <li>There have been no notifiable incidents reported to Safe Work Australia.</li> </ul> <p>The Auditors observed during site inspections that all site entrances were secured with road traffic controllers present at the main site vehicle entrance.</p>	Compliant
<b>HAZARDOUS AND INDUSTRIAL WASTE</b>				
D14	Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the Office of Environment and Heritage and the NSW Work Cover Authority pursuant to the provisions of the following: (a) Protection of the Environment Operations Act 1997;	<ul style="list-style-type: none"> <li>Lot 4000 Materials Tracking Sheet, 30/07/19 to 30/08/19.</li> <li>SUEZ Kemps Creek, Docket ED310628240, 30/07/19.</li> </ul>	An EPA Waste Transport Certificate for 6x200 L of hazardous, solid lead, lead compounds (Waste Code D220) for disposal at Environmental Treatment Solutions Pty Ltd (ETS), Minto, was reviewed. This facility is licensed to receive D220 waste (EPL No. 20696). The Auditors observed that the ETS driver signed the EPA Waste Transport Certificate both as the Consignor and the Transporter. The Auditors	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	(b) Protection of the Environment Operations (Waste) Regulation 2014; (c) Waste Avoidance and Recovery Act 2001; and (d) Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.	<ul style="list-style-type: none"> <li>EPA Transport Certificate No. 2T01025263, 19/09/19.</li> <li>ETS Environment Protection Licence (EPL) No. 20696.</li> </ul>	recommend that Mirvac confirm that ETS is an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.	
<b>COVERING OF LOADS</b>				
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"> <li>Site visit observations and photographs on 18 September 2019.</li> </ul>	The Auditors observed a truck from the demolition works leaving the site that had its load covered.	Compliant
<b>VEHICLE CLEANSING</b>				
D16	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> <li>Site visit observations and photographs on 18/09/19, during a rain event.</li> <li>Interview with Mirvac personnel on 18/09/19.</li> </ul>	The Auditors observed a waste truck leaving the site via one of the Locomotive St entrances. The implemented control measures of wheel washing on geofabric inside the building appeared to be effective, as no sediment was observed being tracked onto Locomotive St or entering stormwater drains. The controls are not fully in accordance with the approved Sediment and Erosion Control Plan in relation to bunding and the Auditors recommend that the Erosion and Sediment Control Plan be reviewed and updated if required.	Compliant
<b>NO OBSTRUCTION OF PUBLIC WAY</b>				
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"> <li>Site visit observations and photographs on 13 and 18 September 2019.</li> </ul>	The Auditors observed that the public ways, including Locomotive Street, Innovation Plaza and the walkways along Locomotive Street and the railway line, were not obstructed.  Three full-time traffic controllers are engaged by Mirvac to manage the traffic and pedestrians to ensure the safety of pedestrians and the public ways are not obstructed.	Compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
<b>BUNDING</b>				
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"> <li>Site visit observations and photographs on 13 and 18 September 2019.</li> </ul>	<p>The Auditors observed on 13 September 2019 that 5 LPG cylinders (9 kg) stacked in an insecure manner outside and to the side of the vehicle entrance to the Blacksmith's workshop. Mirvac advised that the cylinders belonged to the blacksmith. The Auditor recommended that Mirvac request the blacksmith to store the cylinders safely and the cylinders had been removed by the 18 September site visit.</p> <p>The Auditors observed that flammable liquids cabinets, which meet the requirements of Condition D18, were being used for the storage of chemicals inside the building.</p> <p>An unlabelled IBC was observed outside the building, within the eastern Work Zone, that appeared to contain residual liquid, that was not bunded. Mirvac personnel advised that it contained water although the IBC was reportedly used in the decontamination process for the lead removal works. The Auditors recommend that the IBC's contents be verified, the IBC appropriately labelled and, if necessary, relocated or bunded.</p>	Compliant
<b>SITE NOTICE</b>				
D19	A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (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; (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period	<ul style="list-style-type: none"> <li>Site visit observations and photographs on 18 September 2019.</li> </ul>	<p>The Auditors observed that site notices were prominently displayed at the main site personnel and vehicle entrances. They met the requirements of Condition D19 in all respects except they did not include the details of the Structural Engineer.</p> <p>The Auditors recommend that the details of the Structural Engineer be added either to the existing notices or as a separate notice displayed adjoining the existing notices.</p>	Non-compliant

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(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 (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.			
<b>IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS</b>				
D20	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.	<ul style="list-style-type: none"> <li>Interviews with Curio Projects (Andre Fleury &amp; Claire Hickson, heritage consultants to Mirvac) on 18/9/2019.</li> <li>Email dated 17/9/2019 from Curio Projects (Natalie Vinton) to Heritage Council (David Nix, Siobhan Lavelle, Tim Smith) re potential archaeological find and stop work.</li> <li>Potential Sub-surface Feature, Locomotive Workshops, Australian Technology Park, Final Report,</li> </ul>	As noted for Conditions C19-C21, objects (referred to as 'works') were found during construction works in Bays 1-4a, whereby works ceased immediately and a written report was subsequently provided to the Heritage Council on 17/9/2019. Mirvac is awaiting further instructions from the Heritage Council regarding continuation of works.	Compliant

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<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		September 2019 prepared by Curio Projects.		
<b>IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS</b>				
D21	If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the Office of Environment and Heritage informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works shall not recommence until written authorisation from Office of Environment and Heritage is received by the Applicant.	<ul style="list-style-type: none"> <li>As for Condition C20</li> </ul>	As for Condition C20.	Not triggered
<b>PROTECTION OF TREES</b>				
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"> <li>Email from City of Sydney Council to Mirvac, Re: TPR/2019/82 13A Garden Street Eveleigh, 19/03/19, with attached Permit for Clearing Vegetation – Approval, 19/03/19.</li> </ul>	Mirvac obtained City of Sydney Council's written approval to prune trees 69, 70, 76 to 79 within the eastern Work Zone.	Compliant
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"> <li>Site visit observations and photographs on 18 September 2019.</li> </ul>	There are no trees along the northern and southern public ways located along Locomotive Street and the footpath beside the railway line. Trees in Innovation Plaza within the eastern Work Zone are adequately protected.	Compliant
D24	All trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as	<ul style="list-style-type: none"> <li>Site visit observations and photographs on 18 September 2019.</li> </ul>	The trees located within the eastern Work Zone were observed to be protected with barrier guards.	Compliant

<b>Table A-1: Compliance with SSD 8517</b>				
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	necessary are to be provided to protect root system, trunk and branches, during construction.			
<b>HOARDING REQUIREMENTS</b>				
D25	The following hoarding requirements shall be complied with: (a) No third party advertising is permitted to be displayed on the subject hoarding/fencing. (b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	<ul style="list-style-type: none"> <li>Site visit observations and photographs on 18 September 2019.</li> </ul>	The Auditors observed that no third party advertising or graffiti were present on the hoarding.	Compliant
<b>ROOF LANTERNS</b>				
D26	Any removed roof lanterns must be securely stored for future use.		None of the roof lanterns have been removed.	Not triggered
<b>PAVING MATERIALS</b>				
D27	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".			Not triggered
<b>SURVEY CERTIFICATE</b>				
D28	A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works certifying the location of the building in relation to the boundaries of the allotment.			Not triggered



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<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>PROTECTION OF PUBLIC INFRASTRUCTURE</b>				
E1	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			Not triggered
<b>REMEDICATION AND SITE VALIDATION</b>				
E2	Within 6 months of the completion of the remediation works on site, and prior to the issue of any Occupation Certificate, the Applicant shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA, the Planning Secretary, the Certifying Authority, and the Council. The validation and audit process may occur progressively to the satisfaction of the site auditor. A Section A Site audit statement must be prepared at the end of each stage of development, including the excavation and construction of the tunnel below Locomotive Workshop to Locomotive Street certifying the suitability of the land for the proposed use. The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the EPA to issue Site Audit Statements. 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			Not triggered

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	with the relevant legislation and any relevant approved materials management plan/s. 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.			
<b>CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN</b>				
E3	<p>Prior to the issue of the first Occupation Certificate for Bays 1 – 4a, the Applicant shall prepare and implement a Long Term Environmental Management Plan (LTEMP). The plan shall be prepared by a suitably qualified and experienced person, be submitted to an EPA Accredited Site Auditor for review and approval within one month of the completion of remediation works, unless otherwise agreed by the Secretary. The LTEMP shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) a description of the nature and location of any contamination remaining on site;</li> <li>(b) provisions to manage and monitor any remaining contamination;</li> <li>(c) a groundwater monitoring program to assess the potential impact of fill material placed below ground water;</li> <li>(d) mechanisms to report results to relevant agencies;</li> <li>(e) triggers that would indicate if further remediation is required; and</li> <li>(f) details of any contingency measures that the Applicant would carry out to address any ongoing contamination.</li> </ul> <p>Upon completion of the remediation works, the Applicant shall manage the site in accordance with the LTEMP and any on-going maintenance of</p>			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	remediation notice issued by the EPA under the CLM Act.			
<b>HERITAGE INTERPRETATION</b>				
E4	Within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant shall implement the proposals and recommendations of the approved Stage 2 Heritage Interpretation Plan for the Locomotive Workshop, including the physical elements and digital elements associated with the travelator.			Not triggered
E5	Future development applications must ensure that fit out works are consistent with the approved Stage 2 Heritage Interpretation Plan.			Not triggered
<b>ONGOING CURATION, INTERPRETATION AND CONSERVATION</b>				
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.			Not triggered
<b>SYDNEY WATER COMPLIANCE</b>				
E7	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.			Not triggered
<b>OCCUPATION CERTIFICATE</b>				
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.			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>PUBLIC DOMAIN WORKS</b>				
E9	The works to the public domain are to be completed in accordance with the approved public domain plan prior to the commencement of use or issue of the first Occupation Certificate, whichever occurs first for the Locomotive Workshop.			Not triggered
<b>MECHANICAL VENTILATION</b>				
E10	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificate, that the installation and performance of the all mechanical systems complies with: (a) the BCA; (b) Australian Standard AS1668 and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the New South Wales Fire Brigade and having regard to any approvals issued by the Independent Liquor and Gaming Authority (ILGA).			Not triggered
<b>TRAVEL DEMAND MANAGEMENT</b>				
E11	The Applicant shall prepare a Work Place Travel Plan, in consultation with TfNSW, for the proposed development which must be approved by the Planning Secretary prior to issue of the first Occupation Certificate for Locomotive Workshop. The Plan shall be included in the staff induction information for incoming employees and shall aim to achieve the following: (a) Facilitate the sustainable and safe travel of staff;			Not triggered

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<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	(b) Encourage high modal share for public transport, cycling and walking to work with flexible working arrangements; (c) Provide appropriate facilities at the site to enable staff and visitors to commute by sustainable transport modes; (d) Reduce the need to travel for work related activities; (e) Avoid parking on local streets in residential areas; (f) Establish a means of monitoring the mode share of employees and visitors; (g) Raise awareness of sustainable transport amongst staff; and (h) Reduce the number of car journeys associated with business travel by staff and visitors.			
<b>POST CONSTRUCTION DILAPIDATION REPORT</b>				
E12	Prior to the issue of an Occupation Certificate for the Locomotive Workshop: (a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads; (b) the report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must: (c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	(e) a copy of this report is to be forwarded to the Secretary and each of the affected property owners.			
<b>FIRE SAFETY CERTIFICATION</b>				
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.			Not triggered
<b>STRUCTURAL INSPECTION CERTIFICATE</b>				
E14	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of the relevant Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the PCA after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Not triggered
<b>WASTE DISPOSAL</b>				
E15	All waste generated on site must be classified and disposed of in accordance with the Waste Classification Guidelines (DECC 2008).			Not triggered
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			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.			
E17	Prior to the issue of any Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have been completed in accordance with Condition E19.			Not triggered
<b>ACOUSTIC COMPLIANCE</b>				
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.			Not triggered
<b>LOADING DOCK MANAGEMENT PLAN</b>				
E19	Prior to the issue of the first Occupation Certificate for the Locomotive Workshop, a Loading Dock Management Plan shall be prepared in consultation with the Sydney Coordination Office and Council and submitted to the Planning Secretary for approval. The Plan is to apply to all tenancies within the Locomotive Workshop to promote safe and efficient operation of the loading area in Bay 1-2 north and Innovation Plaza, the on-street loading spaces on Locomotive Street and to minimise conflicts with pedestrian movements. The Loading Dock Management Plan shall include the following: (a) allocation of loading spaces			Not triggered

**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(b) restrictions on delivery times to ensure all loading activities are undertaken outside of peak pedestrian hours, being before 8am and after 6pm, all days (c) management of conflicts between vehicles and pedestrians (d) all vehicles are to exit the loading dock in a forward direction (e) controls on duration of stays (f) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations to redirect vehicles when queuing occurs (g) procedures for tradesperson access and parking (h) truck access routes (i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock (j) active management measures (eg traffic controllers) (k) evidence of consultation with the sydney co-ordination office and council in respect of the loading dock management plan must be submitted to the secretary.			
<b>SERVICE VEHICLE ACCESS ROUTE</b>				
E20	Prior to the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee to use servicing access route Option 1 (Rosehill Street and Margaret Street) to the ATP site. This includes undertaking the required changes to 'no stopping' parking restriction on Rosehill Street.			Not triggered



**Table A-1: Compliance with SSD 8517**

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee, evidence must be provided to the satisfaction of the Planning Secretary, prior to the issue of the first Occupation Certificate, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing vehicle access to the Locomotive Workshop.			
<b>STORMWATER</b>				
E21	All works for the disposal of stormwater and drainage are to be implemented in accordance with the approved plans, including: (a) a works as executed survey must be prepared to the satisfaction of the PCA and a copy submitted to Council (b) a hydraulic compliance certificate and calculation sheet (c) evidence of Sydney Waters acceptance of the works as executed documentation			Not triggered
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.			Not triggered
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.			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>EXTERNAL LIGHTING</b>				
E24	External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the PCA evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.			Not triggered
E25	The Department must be notified in writing of the dates of commencement of operation at least 48 hours before operation is likely.			Not triggered
<b>PART F POST OCCUPATION</b>				
<b>WORK PLACE TRAVEL PLAN</b>				
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.			Not triggered
<b>WAYFINDING</b>				
F2	The Applicant shall implement wayfinding strategies, prepared in consultation with Council and TfNSW, to assist with the increasing mode share of walking and cycling. This shall include signage to other destinations external to the site, including transport nodes and tourist destinations.			Not triggered
<b>PUBLIC WAY TO BE UNOBSTRUCTED</b>				
F3	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>LOADING AND UNLOADING</b>				
F4	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out in accordance with the requirements of Condition E20.			Not triggered
F5	The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.			Not triggered
<b>NOISE CONTROL – GENERAL</b>				
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>(c) the background noise level shall be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.1-1997-Description and measurement of environmental noise; and</p> <p>(d) the use of the premises shall be controlled so that any emitted noise is at a level so as not to create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected residence.</p>			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT</b>				
F7	Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following: (a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and (b) a sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055. <i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</i>			Not triggered
<b>ANNUAL FIRE SAFETY CERTIFICATION</b>				
F8	The owner of the building shall certify to Council or the relevant authority every year that the essential services installed in the building for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.			Not triggered
<b>HERITAGE DOCUMENTATION</b>				
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			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	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.			
<b>TRAVELATOR</b>				
F10	Any future dedication of Locomotive Street to Council is required to be in stratum and exclude the travelator tunnel.			Not triggered
<b>EXTERNAL LIGHTING</b>				
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.			Not triggered
<b>HOURS OF OPERATION</b>				
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.			Not triggered
<b>TEMPORARY EVENTS</b>				
F13	Temporary community events may be held within Bays 1-4a and Innovation Plaza, in accordance with the approved Temporary Land Uses Map, and are to comply with the requirements of the Exempt and Complying Codes SEPP and/or the State Significant Precincts SEPP.			Not triggered

<b>Table A-1: Compliance with SSD 8517</b>				
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>PUBLIC DOMAIN MAINTENANCE</b>				
F14	The maintenance plan (required under Condition B36) is to be complied with during occupation and use of the development.			Not triggered
<b>LOADING DOCK MANAGEMENT PLAN</b>				
F15	The Loading Dock Management Plan (Condition E22) is to be provided to all tenants annually (at least).			Not triggered
<b>HOURS OF OPERATION – BLACKSMITH</b>				
F16	The Blacksmith is permitted to operate 24 hours a day, 7 days per week.			Not triggered
<b>NOTIFICATION OF BLACKSMITH OPERATIONS</b>				
F17	Prior to lease, licence, sale or the like of any retail or commercial tenancy the prospective occupants are to be notified in writing that the blacksmith operations have development consent and are permitted to operate 24 hours per day, 7 days per week in the 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.			Not triggered

## **APPENDIX B**

### **PLANNING SECRETARY'S AUDIT TEAM APPROVAL**

MIRVAC  
Attention: Mr Nathan McCoy  
2 Locomotive Street  
EVERLEIGH NSW 2015

**Locomotive Workshop (SSD 8449 & SSD 8517)  
Endorsement of IEA Auditors**

Dear Nathan,

I refer to your email dated 9 January 2019 in relation to the appointment of an audit team to undertake the initial Independent Environmental Audits (IEA) should SSD 8449 and SSD 8517 be approved for the Locomotive Workshop Project.

The email requests the Department's acceptance of Ramboll Australia Pty Ltd (Ramboll) to be engaged to undertake the IEA's. The email attached a letter from Ramboll to you, dated 8 January 2019, and the resumes of Ramboll's auditing team comprising Ms Victoria Sedwick, Ms Rosebud Yu, Ms Emily Rowe and Mr David Ford. The Department notes Ramboll's disclosure that Mr Tom Onus from its office has been engaged by you to undertake contaminated land site audits at the project and the statement that the audit team and Mr Onus will act independently. The Department further notes Ramboll's comments that the site audit requirements under Part E of the draft conditions of consent will not be audited in the initial IEAs which are to commence shortly after the commencement of construction.

After careful consideration of the matter including the qualifications and experience of Ms Victoria Sedwick, Ms Rosebud Yu, Ms Emily Rowe and Mr David Ford, the Department endorses the Ramboll audit team. This endorsement is conditional upon the auditors' independence from the project and the work undertaken by Mr Onus. Please note that should Ramboll be put forward to undertake IEAs at a later stage, their suitability will be assessed in light of the work undertaken by Mr Onus on the project.

The Departments notes that you have advised that the IEA program will not be finalised until the development consents have been issued. In preparing the IEA Program, you should ensure that it meets the requirements of the Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018) which can be accessed at: <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>

Should you need to discuss this matter, please contact Jennifer Rowe as per the details provided above.

Yours sincerely,



25-01-2019

Chris Mathieson  
**Team Leader - Compliance**

As Nominee of the Secretary

Department of Planning & Environment  
Level 2, 84 Crown Street, Wollongong NSW 2500 | PO Box 5475 Wollongong NSW 2520 | T 02 4224 9478 | F 02 4224 9470  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)



## **APPENDIX C**

### **INDEPENDENT AUDIT DECLARATION FORM**

## INDEPENDENT AUDIT DECLARATION FORM

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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) for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (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:	2019 Independent Environmental Audit of SSD 8517 Locomotive Workshop Bays 1 – 4a
Date:	16 October 2019


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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 the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this Audit except as otherwise declared to the Department prior to the Audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes :

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

Name of Lead 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 D**

### **SITE INSPECTION PHOTOGRAPHS**



Photo 1: Site Notice at Mirvac Site Office Entrance.



Photo 2: Unlabelled IBC of unidentified liquid (believed to be water) in eastern Work Zone.


Title: Independent Environmental Audit SSD 8517	Approved: VS	Project-No.: 318000649	Date: 14/10/19
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh			
Client: Mirvac Projects Pty Ltd			





Photo 3: Vehicle wheel wash.



Photo 4: Stormwater drain along Locomotive Street outside vehicle wheel wash area.


Title: Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh	VS	318000649	14/10/19
Client: Mirvac Projects Pty Ltd			



Photo 5: Covered load leaving the site.


Title: Independent Environmental Audit SSD 8517	Approved: VS	Project-No.: 318000649	Date: 14/10/19
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh			
Client: Mirvac Projects Pty Ltd			





Photo 6: View to the east along Locomotive Street.



Photo 7: Tree protection in eastern Work Zone.


Title: Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh	VS	318000649	14/10/19
Client: Mirvac Projects Pty Ltd			





Photo 8: Excavation work in vicinity of an area that had been remediated



Photo 9: Davy Press in Bay 1.


Title: Independent Environmental Audit SSD 8517	Approved: VS	Project-No.: 318000649	Date: 14/10/19
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh			
Client: Mirvac Projects Pty Ltd			





Photo 10: View to the west along the northern public way beside the railway line.



Photo 11: Hoarding on eastern Work Zone beside Innovation Plaza.

Title: Independent Environmental Audit SSD 8517	Approved:  VS	Project-No.: 318000649	Date: 14/10/19
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh			
Client: Mirvac Projects Pty Ltd	