

Prepared for
Mirvac Projects Pty Ltd

Prepared by
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SSD 8517 LOCOMOTIVE WORKSHOP – BAYS 1 – 4A

2020 INDEPENDENT ENVIRONMENTAL AUDIT

SSD 8517 LOCOMOTIVE WORKSHOP – BAYS 1 – 4A 2020 INDEPENDENT ENVIRONMENTAL AUDIT

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Independent Audit Table

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Independent Audit Declaration Form

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Site Inspection Photographs

ACRONYMS AND ABBREVIATIONS

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
HIS	Heritage Impact Statement
HSE	Health, Safety and Environment
ICNG	Interim Construction Noise Guideline
IEA	Independent Environmental Audit
IOC	Interim Occupation Certificate
ISO	International Organisation for Standardisation
JSEA	Job Safety and Environment Analysis
LDMP	Loading Dock Management Plan
LTEMP	Long Term Environmental Management Plan
MCMP	Moveable Collections Management Plan
MOD	Modification of Development Consent
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
SAR	Site Audit Report
SAS	Site Audit Statement
SSD	State Significant Development
TfNSW	Transport for NSW
VENM	Virgin Excavated Natural Material
WSC	Water Servicing Coordinator
WMP	Waste Management Plan

1. EXECUTIVE SUMMARY

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

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

Under Condition A23 of SSD 8517, the development will be carried out in six stages. This Audit is the second IEA for the development. At the time of the first IEA in 2019 (2019 IEA), construction certificates (CC) for Stages 1 (CC1), 2 (CC2) and 5 (CC5) had been issued and construction works were underway. For this second IEA (the Audit), CCs for Stages 3 (CC3) and 4 (CC4) have been issued with structural, and services and base build fit out works in progress. Modifications to the consent and CCs for sub-stages of work were also issued.

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project under SSD 8517 during the Audit Period. The Audit Period was from 18 September 2019 to 17 September 2020. A site inspection was conducted on 17 September 2020.

The Auditors assessed the development to be generally compliant with the conditions of approval in Development Consent SSD 8517, particularly in relation to its environmental performance. Six non-compliances were identified of which four had already been partly notified by Mirvac to the Department of Planning, Industry & Environment (DPIE or the Department). All non-compliances are considered to be administrative in nature and have not resulted in a direct impact on the environment. The non-compliances are summarised as follows:

- NC1 (Condition A13) – Mirvac made three non-compliance notifications to the DPIE during the Audit Period. One of the notifications (11/03/20) was emailed to the DPIE 8 days after becoming aware of the non-compliances (03/03/20). Mirvac had notified the DPIE of the non-compliances on 03/03/20 but the earlier notification did not meet all of the requirements of Condition A14. The Auditors do not make a recommendation as the non-compliances have already been addressed.
- NC2 (Condition A16) – Mirvac did not review strategies, plans and programs and notify DPIE of such, within 3 months of submission of Compliance Report 1 SSD 8517 (11/11/19) and Independent Audit Report 1 SSD 8517 (22/10/19); and approval of SSD 8517 MOD4 (Skylights) (20/11/19). The Auditors do not make a recommendation as Mirvac already notified DPIE of the missed reviews on 03/03/20 and 18/06/20.
- NC3 (Condition A20) – The 6th and final instalment of the Long Service Levy was paid later than its due date under the instalment plan. The Auditors do not make a recommendation as the Long Service Levy has been paid in full.
- NC4 (Condition C2) – Mirvac did not notify DPIE in writing more than 48 hours in advance of the scheduled commencement of construction of Stage 4 (Services and Base Build Fit Out works) which commenced on 5/12/2019. The Auditors do not make a recommendation as this non-compliance was notified to the DPIE on 18/06/20. A related opportunity to improve has been identified.

- NC5 (Condition C5) – Compliance reporting was considered non-compliant for the following reasons:
 - Construction Compliance Report 2 was issued more than 26 weeks after Compliance Report 1 was issued.
 - The contents of the two compliance reports do not meet all of the Compliance Reporting Post Approval Requirements (Department 2018).
 - Compliance Report 2 did not refer to non-compliances that were notified during the reporting period and instead referred to non-compliances made during the previous reporting period (i.e. referred to in Compliance Report 1).
 - A table of previous report actions arising from a previous Independent Audit and Compliance Reports detailing progress made to address each action and the outcomes of each action was not included.

It is recommended that Mirvac ensure that Construction Compliance Report 3 meets all of the requirements of the Compliance Reporting Post Approval Requirements (Department 2018).
- NC6 (Condition C6) – Construction Compliance Report 1 was not made publicly available within 60 days of submission to the DPIE. Also, the version of the Pre-Construction Compliance Report on the public website is still version 1, indicating that this non-compliance from the 2019 IEA has not been actioned. The Auditors again recommend that the latest version of the Pre-Construction Compliance Report be made available on the public website.

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

2. INTRODUCTION

2.1 Background

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

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

Under Schedule 2 of SSD 8517, the Development Consent Conditions are divided into six parts as follows:

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

Under Condition A23, SSD 8517, the development will be carried out in six stages as follows:

Stage	Description
Stage 1	Demolition
Stage 2	Foundations, excavation, in-ground works and services
Stage 3	Structure
Stage 4	Services and base build fit out
Stage 5	Façade and roof
Stage 6	Public Domain

An Audit Program for the conduct of the IEAs was prepared for Mirvac by Ramboll and was submitted to Department of Planning, Industry and Environment (DPIE or the Department) by Mirvac on 11 March 2019. The Audit Program was divided into three audits targeting the three phases of the development: 1) Prior to commencement of works as well as early construction (Parts A to D); 2) later during construction (Parts A, D and E, and any Parts of B and C that had not previously been triggered); and 3) Occupation (Parts A and F, and any Parts of B, C and D that had not previously been triggered). This Audit is the second IEA for the development

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

structural, services and base build fit out works in progress. There have been further modifications to the consent and CCs for sub-stages of work were also issued. These included:

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

2.2 Audit Team

The Audit Team comprised Emily Rowe (Auditor), Rosebud Yu (Auditor), David Ford (Auditor) and Victoria Sedwick (Lead Auditor) of Ramboll. DPIE issued a letter of endorsement for the Audit Team on 28 August 2020 (**Appendix C**).

2.3 Audit Objectives

The objective of the Audit was to independently and objectively assess the environmental performance and compliance status of the project under SSD 8517 during the Audit Period.

2.4 Audit Scope

1. The scope for the Audit is taken from the Audit Program, which was based on SSD 8517 Condition C8, as follows:

"Audit 2 will:

- a) Assess the environmental performance of the development during construction and its effects on the surrounding environment including the community, including implementation of recommended actions from Audit 1;*
- b) Assess whether the development is complying with the terms of the consent as they apply at the time of the audit;*
- c) Review the adequacy of relevant documents required under the consent; 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);*
- *Part B conditions of consent (Prior to Issue of Construction Certificate) if, at the time of Audit 1, they had not been triggered; were an ongoing requirement; or were not compliant and an audit recommendation made;*
- *Part C conditions of consent (Prior to Commencement of Works) if, at the time of Audit 1, they had not been triggered; were an ongoing requirement; or were not compliant and an audit recommendation made;*
- *All Part D conditions of consent (During Construction); and*
- *All Part E conditions of consent (Prior to Occupation or Commencement of Use) – it is anticipated that some Part E conditions may have been triggered at the time of this audit.*

No 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

The site visit for this Audit was conducted on 17 September 2020. The Audit Period was from the date of the 2019 IEA site visit on 18 September 2019 to the date of this site visit (on 17 September 2020).

3. METHODOLOGY

The Audit was conducted generally in accordance with Australian Standard AS/NZS ISO 19011:2014 Australian/New Zealand Standards: Guidelines for quality and/or environmental management systems auditing and the Department's 2018 guideline Independent Audit: Post Approval Requirements (Department 2018), as referenced in the consent.

3.1 Selection and Endorsement of Audit Team

The Ramboll Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from Mirvac. Victoria Sedwick, Emily Rowe and Rosebud Yu are certified Lead Auditors with Exemplar Global (Certificate No. 13180, 204997 and 12305, respectively). The Audit Team was endorsed by DPIE in a letter dated 28 August 2020 (**Appendix C**).

3.2 Independent Audit Scope Development

The scope for the Audit was developed to assess the development's environmental performance in relation to pre-construction, construction and prior to occupation or commencement of use conditions of SSD 8517, which included all post approval documents prepared to satisfy the conditions relevant to these stages of work. At the time of this audit, four modifications of Consent Conditions had been approved, being modifications 4 (MOD4); 5 (MOD5); 6 (MOD 6); and 8 (MOD8). Three other modifications had been approved during the first Audit (i.e. MOD1, MOD2 and MOD 3).

Document review

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

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

Develop audit plan

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

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

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

3.3 Site Inspection and Interviews

The Locomotive Workshop was inspected by the Auditors (Emily Rowe and Rosebud Yu) on 17 September 2020. The Auditors did not inspect the Blacksmith's Workshop in Bays 1-2 for health and safety reasons. The following Mirvac personnel and consultants to Mirvac were interviewed during the site visit. Mirvac personnel who accompanied the Auditors during the site inspection are indicated by an asterisk (*):

- Helen Rosen, Development Manager, Mirvac
- Zac Langsford, Assistant Development Manager, Mirvac
- Philippa Williams, Assistant Development Manager, Mirvac
- Nathan McCoy*, Trainee Development Manager, Mirvac
- Chris Callaghan*, Project Manager, Mirvac
- Warren Henson*, Senior Site Manager, Mirvac
- John Tsaoudis, Senior HSE Officer, Mirvac
- Andre Fleury, Archaeologist / Heritage Specialist, Curio Projects
- Thomas Frisken, Senior Project Scientist, JBS&G
- Nathan Cussen – Senior Associate, JBS&G
- Aaron Smith* – Hygienist, JBS&G

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

3.4 Consultation

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

3.5 Compliance Status Descriptors

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

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

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

4. AUDIT FINDINGS

4.1 Approvals and Documents Reviewed

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

- Development Consent SSD 8517, 22 February 2019.
- Modification of Development Consent SSD8517, dated 20/11/2019 (MOD4).
- Modification of Development Consent SSD8517, dated 12/2/2020 (MOD5).
- Modification of Development Consent SSD8517, dated 20/8/2020 (MOD6).
- Modification of Development Consent SSD8517, dated 2/9/2020 (MOD8).
- Construction Certificate No. 17-209159_CC3_SSD8517_Stage 3_Structure (for Bays 1-4a) (excl rainwater harvesting & recycling), with attachments, Philip Chun, 17/10/19.
- Construction Certificate No. 17-209159_CC4_SSD8517_Stage 4_Architectural + Services (for Bays 1-4a) (excl the traveller), with attachments, Philip Chun, 05/12/19.
- Construction Certificate No. 17-209159_CC4a_SSD8517_Stage 4a_Architectural (Alterations) (for Bays 1-4a), with attachment, Philip Chun, 02/04/20.
- Construction Certificate No. 17-209159_CC4b_SSD8517_Stage 4b_Electrical Alterations (for Bays 1-2), with attachments, Philip Chun, 24/06/20.
- Construction Certificate No. 17-209159_CC5a_SSD8517_Stage 5a_Skylights + Louvres (for Bays 1-4a), with attachments, Philip Chun, 11/02/20.
- Construction Certificates issued by Philip Chun & Associates for:
 - Stage 2a Travelator – Foundation, Excavation and Structural Works only, endorsed 03/12/2019
 - Stage 3a Travelator Structural Works, endorsed 22/09/2020
- Occupation Certificate No. 17-209159_SSD8517_IOC1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020.
- Compliance Report 1 Locomotive Workshop SSD 8517, prepared by Mirvac, Revision 1, 11/11/2019.
- Compliance Report 2 Locomotive Workshop SSD 8517, prepared by Mirvac, Revision 1, 12/06/2020.
- Various PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g. 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev11_11022020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev12_02042020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_Rev13_24062020)
- South Eveleigh Community Liaison Group, Meeting 32 presentation, 14/09/2020.
- Complaints Register, August 2020
- Maintenance Logbooks for EWP
- Equipment service record for forklift, serial no. CT17D-69220
- Example of scope of works provided to a contractor tendering for works.
- Example of a Noise Alert email, 14/9/2020.
- Pre-start topics notice for 17/9/2020.
- Photographs of lanterns (in situ, stored, re-installed).

- Example record for removed lanterns.
- Heritage Impact Statement, The Grounds – Bays 3-4a South Locomotive Workshops, prepared by Curio Projects (for ACME), 13 March 2020.
- Letter from Central Coast Consulting Engineers to ABS Façade re certification of installation of façade elements at SSD 8517, 21/05/2020.
- External Wall System Certificate (Installation) for Pigeon Coops at Bays 3, 4 & 4a, prepared by Red8 Roofing, 21/05/2020.
- Letter from Philip Chun (PCA) to DPIE re. SSD 8517 IOC1, 26 May 2020.
- Email from Mirvac to City of Sydney (Amy Douglas, Andrew Rees, K. Navin, P. Brisby, G. Walsh, I. Gomes, K. Yates, Priyanka Misra) and Heritage NSW (David Nix, Hendry Wan), RE: Locomotive Workshop – Public Domain SSD 8517 B37 Consultation, 27/05/20, 03/06/20, 09/06/20, confirming consultation.
- Email from City of Sydney (Amy Douglas) to Mirvac (Zac Langsford), dated 25/06/20 confirming close out of comments for B37.
- Email from Heritage NSW (David Nix) to Mirvac (Zac Langsford), dated 25/06/20 confirming support of plans.
- Letter dated 29/06/20 from Mirvac (Zac Langsford) to DPIE (Caroline McNally) seeking approval of this condition.
- Letter from Curio Projects (Natalie Vinton), dated 22/05/20 confirming engagement as heritage consultant and involvement in B41.
- Letter dated 08/07/20 from Curio Projects (Natalie Vinton) to Mirvac Projects confirming consultation on new services.
- Email dated 08/07/20 from PCA (Rhoebie Clemente of Philip Chun & Associates) to Mirvac (Nathan McCoy, Zac Langsford) confirming satisfaction of this Condition.
- Email from Mirvac to DPIE re SSD 8517 – Notice of Commencement of Stage 3, 11/10/19, Attachment: Letter from Mirvac to DPIE re. SSD 8517 DA Condition C2, Notification of Commencement – Locomotive Workshop, 11/10/19.
- Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 07/09/2020, Re: Condition A13 Non-compliance notification (for Condition C2).
- Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 18/06/2020, Re: Condition A13 Non-compliance notification (for Compliance Report 2), Conditions C2, C5, A16.
- Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 11/03/2020, Re: Condition A13 Non-compliance notification (for Compliance Report 1).
- Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 18/06/2020, Re: Condition A13 Non-compliance notification (for Compliance Report 2), Conditions C2, C5, A16.
- Archival Recording Report, Locomotive Workshops (Bays 1-4A), Eveleigh Precinct, 24 March 2020 prepared by Curio Projects.
- Email dated 24/03/20 from Mirvac (Philippa Williams) to DPIE (Amy Watson, Emily Dickson), Council (Priyanka Misra, Amy Douglas) & Heritage NSW (David Nix, Hendry Wan) re submission of final archival record (for works to Feb 2020).
- Workplace Travel Plan – Locomotive Workshop, South Eveleigh, Reference N183400, Issue B, 07/02/2020 prepared by GTA Consultants (NSW) Pty Ltd.

- Email from TfNSW (David Surplice) to Mirvac (Nathan McCoy), Re: SSD 8517/ SSD 8449 (Locomotive Workshop) – Work Place Travel Plan, 13/02/20.
- Letter from DPIE (Anthony Witherdin) to Mirvac (Nathan McCoy), re approval of Workplace Travel Plan for SSD 8517 (Bays 1-4a), 02/03/20.
- Interim Fire Safety Certificate (Bays 1-4a), 25/05/2020.
- Email from PCA (Frank de Pasqual) to Fire & Rescue NSW re: Fire Safety Report (FFSR) Inspection – 2 Locomotive St Eveleigh, 12/05/2020.
- Installation Compliance Certificate (SSD 8517 for Construction Certificates Stage 1, 2, 3, 4, 4a, 5 & 5a) issued by Arcadis (Francis Lau), 21/05/2020.
- Email from Mirvac (Nathan McCoy) to Philip Chun (Rhoebee Clemente) re submission of Structural Installation Certificate, 21/05/2020.
- Letter report from Arup (Grant Cuthbert) to Mirvac (Zac Langsford) re Acoustic Compliance Statement for base building components (SSD 8517), 15/05/2020.
- Letter from Mirvac (Zac Langsford) to DPIE (Carolyn McNally), Re: Locomotive Workshops – Condition E19 SSD 8517 (Bays 1-4s) & Condition E18 SSD 8449 (Bays 5-15) – Loading Dock Management Plan, 03/07/20.
- Letter from DPIE (Anthony Witherdin) to Mirvac (Zac Langsford), re approval of the Loading Dock Management Plan (for SSD 8517 & SSD 8449), 29/07/2020.
- Email from TfNSW (George Mobayed) to Mirvac (Zac Langsford) re approval of LDMP (Rev 2), 23/06/2020.
- Email from Council (Amy Douglas) to Mirvac (Zac Langsford) re approval of LDMP (Rev 2), 29/06/2020.
- South Eveleigh Locomotive Workshop Loading Dock Management Plan, SSD 8517 & 8440, Revision 2, Mirvac, 02/06/20
- 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>.
- CC Program_UPDATED.
- DA condition tracking register ("200916-C3_A16_Locomotive Workshop" spreadsheet)
- Letter email from Mirvac to DPIE dated 11/10/19, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-compliance Notification
- Letter email from Mirvac to DPIE dated 3/3/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) Condition A16 Revisions of Strategies, Plans and Programs
- Letter email from Mirvac to DPIE dated 11/03/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-compliance Notification
- Letter email from Mirvac to DPIE dated 18/06/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification
- City of Sydney, Notice of Determination – Approval, Application No: D/2019/751, Top Education Group Limited, 28/10/19

- City of Sydney, Notice of Determination – Approval, Application No: D/2019/884, Bodyfit Leasing Pty Ltd, 18/11/19
- City of Sydney, Notice of Determination – Approval, Application No: D/2019/942, Loop Creative Design Group Pty Ltd, 18/12/19
- City of Sydney, Notice of Determination – Approval, Application No: D/2020/223, Robinson Urban Planning Pty Ltd, 22/6/20
- Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 2/4/19
- Levy Receipt, 00378188, 29/4/19 (1st instalment)
- Levy Receipt, 00390161, 26/7/19 (2nd instalment)
- Levy Receipt, 00401123, 18/10/19 (3rd instalment)
- Levy Receipt, 00412778, 31/01/20 (4th instalment)
- Levy Receipt, 00422512, 22/4/20 (5th instalment)
- Levy Receipt, 00438743, 19/08/20 (6th and final instalment)
- 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.
- Waste Management Plan, 51142/125177 Rev 3, JBS&G Australia Pty Ltd, 21/10/19
- Mirvac, Mirvac Response to Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, October 2019, 21/10/19.
- Construction Certificate No. 17-209159_CC4_SSD8517_ Stage 4_Architectural+Services, 05/12/19, with the following attachments:
 - Design Compliance Certificate, Mechanical Ventilation Services, 25/11/19
 - Design Compliance Certificate, Part F5 Sound Transmission and Insulation, 25/11/19
 - Design Compliance Certificate, Part J Mechanical Ventilation of BCA, 25/11/19
- Draft Development Consent Matrix for the LOCO Retail Stage 1-4a Works, 17-209159_LOCO_Retail_SSD8517_PCMatrix_Rev10_05122019
- Letter from Buchan to Mirvac, Re: Locomotive Workshop, 2 Locomotive Street, Eveleigh NSW 2015 Amenities Design, Bays 1-4a, SSDA 8517, Design in accordance with conditions B16 – B19 SSD 8449 and conditions B20 - B23 SSD 8517, 11/10/19
- Buchan, FF&E Schedule, Revision H, Schedule No: TBG-AR-SCH-BB-B4-6000, For Construction Certificate, 09/10/19.
- Aconex Correspondence from Philip Chun to Mirvac, Re: CC04 SSD 8517 - B20 - B23 Installation of Water Efficiency Measures, 06/11/19
- Letter from Harris Page & Associates Pty. Limited to Mirvac, Re: Australian Technology Park, Locomotive Workshop – ATP Precinct, Water Reuse Strategy Compliance Assessment, 09/10/19
- Emails between Mirvac and City of Sydney, Re: TRIM CM: Locomotive Workshop – Rainwater Harvesting and Recycling, dated 02/08/20 to 16/10/19
- Letter from DPIE to Mirvac, Locomotive Workshop Rainwater Harvesting and Recycled Water Reuse Strategy (SSD 8517 and SSD 8449), 24/10/19

- Aconex Correspondence from Philip Chun to Mirvac, Re: Conditions B24 (SSD 8517) & B20 (SSD 8449) - Rainwater Harvesting and Recycling, 24/10/19
- Harris Page & Associates Pty Limited, Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev 01, 22/11/19
- JBS&G Australia Pty Ltd, Waste Management Plan, 51142/125177 Rev 3, 21/10/19
- Letter from Morris Goding Access Consulting to Mirvac, Re: ATP Locomotive Workshop – Access Design Certification v3, 21/11/19
- Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 and SSD 8449 (Bays 5-15) Condition B31 Detailed Design Information, 11/10/19
- Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 and SSD 8449 (Bays 5-15) Condition B31 Detailed Design Information, 30/10/19
- Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 Detailed Design Information, 21/02/20
- IOC Program.xlsx
- Email from Mirvac to DPIE re. SSD 8517 Notice of commencement, 31 May 2019
- Mirvac, Compliance Report 1, Locomotive Workshop SSD 8517, November 2019, Revision 1, 11/11/19
- Mirvac, Compliance Report 2, Locomotive Workshop SSD 8517, June 2020, Revision 1, 12/06/20
- Email from DPIE to Mirvac, ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-11), 12/06/20
- Ramboll Australia Pty Ltd, 2019 Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, 16/10/19
- Email from Mirvac to DPIE, Re: Locomotive Workshop (SSD 8517) Conditions C8 & C9 - Independent Audit Report, 22/10/19
- Email from Mirvac to DPIE, Re: SSD 8517 & SSD 8449 - Condition C9 (Independent Audit), 08/11/19
- Site Specific Induction_Rev8_060720.pptx
- Daily Site Activities Briefing 170920.pptx
- Scope of works, Quantum Fitout, Trade: Painting, Revision A, 12/06/20
- Construction site notices
- Australian Technology Park Remedial Action Plan, 51142/104280 (Revision 0), JBS&G Australia Pty Ltd, 15/06/16
- 200911_Validation Staging
- Ramboll, Site Audit Report, Stage 1A (Bays 1-4A) of Locomotive Workshop, Eveleigh, 12/05/20
- Ramboll, Site Audit Report, Stage 1B (Bays 3 and 4A South) of Locomotive Workshop, Eveleigh, 18/06/20
- Ramboll, Site Audit Report, Stage 1C (Bays 1, 2 and 4 South) of Locomotive Workshop, Eveleigh, 04/09/20

- Letter from JBS&G to Mirvac, Re. Addendum to Remedial Action Plan – Heritage Item Capping Requirements, 09/03/20
- 200911_Validation Staging
- JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1A (Part Bays 1-4A) Validation Report: South Eveleigh Precinct, 51142/128877 Rev 1, 17/04/20
- JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1B (Bays 3 and 4A South) Validation Report: South Eveleigh Precinct, 51142/130049 Rev 0, 02/06/20
- JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1C (Bays 1, 2 and 4 South) Validation Report: South Eveleigh Precinct, 51142/131361 Rev 0, 07/08/20
- Email from Mirvac to the EPA, Re: SSD 8517 (Condition E2) - Remediation and Site Validation, 12/05/20
- Email from Mirvac to the City of Sydney, Re: Locomotive Workshop - SSD 8517 Condition E2 (Remediation and Site Validation), 12/05/20
- Email from DPIE to Mirvac, Re: ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-10), 12/05/20
- JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1A (Part Bays 1-4a) Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/128876 Rev 0, 25/03/20, Rev 2, 17/04/20
- JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A and 1B Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/130048 Rev 0, 02/06/20
- JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A, 1B and 1C Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/131290 Rev 0, 07/08/20
- Sydney Water, Subdivider / Developer Compliance Certificate, Case No. 184357, 20/05/20
- Philip Chun, Occupation Certificate No. 17-209159_SSD8517_IOC1, including Attachment 45 records, 26/05/20, with the following attachments:
 - Installation Compliance Certificate, Retail Bays 1 to 4a Mechanical Services, including Part J Mechanical Ventilation of BCA, 12/05/20
 - Installation Compliance Certificate, Retail Bays 1 to 4a Mechanical Services, including Mechanical Ventilation Services, 20/05/20
- Email from Mirvac to Ramboll, Re: Mirvac – follow-up questions, 28/09/20
- Service Agreement for Waste Management Services for NSW Office Assets, 16/03/16
- Letter from Mirvac to Sues Recycling & Recovery Pty Ltd, Extension of Waste Management Service Agreement NSW Office Assets, 16/04/18
- Letter from Mirvac to Phil Chun, Re. SSD 8517 Consent Condition E17 Waste Disposal, Locomotive Workshop (Bays 1-4A)
- Aconex Correspondence, Re: SSD 8517 - Condition E17 (Waste Disposal), 14/05/20
- Local Pedestrian Cycling and Traffic Calming Committee, Meeting No 2020/02, Minutes, 19/03/20
- Emails between Mirvac and Philip Chun, SSD 8517 - Condition E20 (Service Vehicle Access Route), from 06/06/20 to 29/06/20
- Photo showing a No Parking zone

- Harris Page & Associates Pty Limited, SSD Compliant – STW Configuration & Filtration Concept, Revision A, 29/01/19
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone E, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3095, Rev 5, 01/05/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3096, Rev 6, 01/05/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone E, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3095, Rev 5, signed 20/05/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3096, Rev 6, signed 20/05/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Ground Floor Water & Gas Services – Zone E Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3605, Rev 5, 29/01/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Ground Floor Water & Gas Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3606, Rev 6, 17/03/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Level 1 Water & Gas Services – Zone E Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3615, Rev 2, 20/01/20
- Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Level 1 Water & Gas Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3616, Rev 2, 17/03/20
- Smart Plumbing Solutions, Installation Compliance Certificate, Retail Bays 01 to 04A, Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 06/05/20
- Aconex memorandum from Mirvac to Philip Chun, Re. Condition E21 – Stormwater SSD 8517, 30/01/20
- Aconex email from Philip Chun to Mirvac, Re: Condition E21 – Stormwater SSD 8517, 13/02/20
- Email from Mirvac to Council, Subject: Locomotive Workshop Condition E21 – Stormwater, 17/09/20
- Aconex email from Philip Chun to Mirvac, Re. Condition E21 & E22 SSD 8517 – Stormwater, 15/05/20
- Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20
- Email from Mirvac to Ramboll, Re: Mirvac – follow-up questions, 28/09/20
- Aconex email from Philip Chun to Mirvac, Re. Condition E21 & E22 SSD 8517 – Stormwater, 15/05/20
- Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20
- Email from City of Sydney to Mirvac, Re: ATP SSD 7317 - Positive Covenant, 07/11/19

For a complete listing of communications, refer to the Audit Table in **Appendix A**.

4.2 Compliance Performance

The Auditors assessed the development to be compliant with SSD 8517 except for the non-compliances shown in Table 1. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides recommendations associated with each non-compliance below.

Table 1: Summary of Non-compliances – SSD 8517

NC#	Condition ID	Non-compliance
NC1	A13	Mirvac made three non-compliance notifications to the DPIE during the Audit Period. One of the notifications (11/03/20) was emailed to the DPIE 8 days after becoming aware of the non-compliances (03/03/20). Mirvac had notified the DPIE of the non-compliances on 03/03/20 but the earlier notification did not meet all of the requirements of Condition A14.
NC2	A16	Mirvac did not review strategies, plans and programs and notify DPIE of such, within 3 months of submission of Compliance Report 1 SSD 8517 (11/11/19) and Independent Audit Report 1 SSD 8517 (22/10/19); and approval of SSD 8517 MOD4 (Skylights) (20/11/19).
NC3	A20	The 6th and final instalment of the Long Service Levy was paid later than its due date under the instalment plan.
NC4	C2	Mirvac did not notify DPIE in writing more than 48 hours in advance of the scheduled commencement of Stage 4 (Services and Base Build Fit Out works).
NC5	C5	Compliance reporting was considered non-compliant for the following reasons: <ul style="list-style-type: none"> Compliance Report 2 was issued more than 26 weeks after Compliance Report 1 was issued. The contents of the two compliance reports do not meet all of the Compliance Reporting Post Approval Requirements (Department 2018). Compliance Report 2 did not refer to non-compliances that were notified during the reporting period and instead referred to non-compliances made during the previous reporting period (i.e. referred to in Compliance Report 1). A table of previous report actions arising from a previous Independent Audit and Compliance Reports detailing progress made to address each action and the outcomes of each action was not included.
NC6	C6	Construction compliance Report 1 was not made publicly available within 60 days of submission to DPIE. The version of the Pre-Construction Compliance Report on the public website is still version 1, indicating that this non-compliance from the 2019 IEA has not been actioned.
Number of non-compliances identified:		6
Total number of compliance requirements:		168

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

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

4.4 Previous Audit Recommendations

An Independent Audit of SSD 8517 was conducted in 2019. An assessment of progress on the recommendations made in the 2019 IEA is presented in Table 2.

Table 2: Status of Previous Audit Recommendations – SSD 8517

Cond.	Audit Recommendation	Action
Non-compliance recommendations		
B13	Review and update the WMP to reflect current arrangements and ensure that it meets all the Condition B13 requirements.	The Mirvac Response to the 2019 IEA Report, dated 21/10/19, noted that the WMP was being updated by JBS&G to address the non-compliance findings, and would be subsequently distributed to relevant personnel for implementation. The Auditors found that the revised WMP met all of the requirements.
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	Mirvac noted in their Response to the 2019 IEA Report, dated 21/10/19, that Version 3 of the Pre-Construction Compliance Report would be placed on the projects' website on 21/10/19 and that DPIE

Cond.	Audit Recommendation	Action
	updating or placing new Compliance Reports on the public website.	had been notified of this on 11/10/19. The latest version of the Pre-Construction Compliance Report on the website is still version 1, indicating that this non-compliance from the 2019 IEA has not been actioned.
D19	Add the details of the Structural Engineer to either the existing site notices or as a separate notice displayed adjoining the existing notices.	The Auditors observed during the site visit on 17/9/20 that signs displaying details of the structural engineer, Arcadis, were displayed at the site entrances to the development.
Opportunity for Improvement Recommendations		
General	Review the compliance tracking process to ensure that all notification and reporting requirements and deadlines are captured.	<p>Mirvac noted in their Response to the 2019 IEA Report dated 21/10/19, that the 'DA conditions tracking register' (i.e. "200916-C3_A16_Locomotive Workshop" spreadsheet) was updated to include a column showing the "Timing". However, the spreadsheet only relates to tracking C3 Access to Information and A16 Reviews and not all of the other notification and reporting requirements (e.g. C1/C2 notification of commencement; C5/C6 deadlines; C8/C9 deadlines; E2 deadlines for submitting SAR/SAS). It does not adequately indicate what timing it relates to. It does not indicate the due dates for the various types of notifications and reporting deadlines, and it does not record the actual dates when the documents were made available on the project website.</p> <p>Given that there continue to be administrative non-compliances related to missed deadlines, the Auditors consider that the tracking register has not been effective in preventing these types of non-compliances.</p>
B4	Track actual stage commencement dates and times, where relevant, such as in Mirvac's 'CC Programme' spreadsheet.	<p>Mirvac noted in their Response to the 2019 IEA Report dated 21/10/19, that "Mirvac tracks the target dates for each construction certificate in a tracking register. At the time of the 2019 IEA, the register only noted the target dates for each construction certificate, however additional columns have now been added which note that dates each construction certificate is received and the date that construction of each stage commenced." On review of the 'CC Program' spreadsheet provided, only a single "Date" column was observed that was understood to represent the target date for issuing each CC (if coloured white) or the actual CC issue date (if coloured green). The additional columns had not been added.</p> <p>Given that commencement dates are still not recorded, the Auditors consider that the tracking register could be further improved to assist in demonstrating compliance.</p>
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.	Mirvac noted in their Response to the 2019 IEA Report dated 21/10/19, that an update to the CPTMP was not required as no other developments were proposed in the local area that would be adversely impacted by the construction works; and that community consultation was addressed by the Community Communications Strategy and Community Liaison Group meetings. The response is considered acceptable by the Auditors.
C3	<p>Review and update the development's public website to ensure that:</p> <p>a) the following documents are made available:</p> <ul style="list-style-type: none"> o All approved consent modifications; o Revised drawings referred to in consent modifications; o The Stage 2 HIP; 	<p>A check of the website confirmed this had been actioned with the exception of Revision 3 of the Pre-Construction Compliance Report (which is still Revision 1). Similarly, the latest version of the Waste Management Plan, Rev 3, is not available on the project's website.</p> <p>A DA condition tracking register ("200916-C3_A16_Locomotive Workshop" spreadsheet) is used to ensure any updates that are required to be uploaded to the website are done so within the</p>

Cond.	Audit Recommendation	Action
	<ul style="list-style-type: none"> Revision 3 or the latest Pre-Construction Compliance Report; Construction progress updates for the Locomotive Workshop; and b) all links are working correctly. <p>Establish a process to ensure documents and information on the websites are kept up to date.</p>	timeframes of the relevant condition. The Auditors reviewed the tracking register and confirm that a column shows the required "Timing". However, it does not adequately indicate what timing it relates to and it does not record the actual dates when the documents were made available on the project website so it is not possible to verify that documents were uploaded within the required timeframe, where applicable (e.g. 60 days for C6 Compliance Reports). Nor is the version of listed documents provided so it is not possible to verify that the latest version has been uploaded.
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.	The EPA Accredited Site Auditor found that the remedial works were undertaken generally in accordance with the RAP, the Auditors consider that the waste classification and tracking records must have been adequate for the purpose of the Site Audit.
D8	Confirm that ETS is an authorised agent, approved by the EPA to consign waste on behalf of a waste producer.	Mirvac noted in their Response to the 2019 IEA Report that they had sought confirmation that ETS was an authorised agent, approved by the EPA to consign waste on behalf of a waste producer. Mirvac advised that Australasian Technical Services (ATS) consigned the waste on behalf of the demolition contractor (Hasserati) and that ETS has approval to act as an authorised agent and has an agreement in place with ATS.
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.	Mirvac noted in their Response to the 2019 IEA Report that the Sediment and Erosion Control Plan would be updated to reflect onsite arrangements and submitted to the PCA for approval. A later version of the plan was reviewed and found to be improved and more accurately reflect the control measures in relation to bunding that were in place at the time of the 2019 IEA.
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.	Mirvac noted in their Response to the 2019 IEA Report that they had verified the contents of the IBC and it was labelled and relocated accordingly. The Auditors did not observe any hazardous chemicals that were not bunded or provided with secondary containment or not labelled during this Audit.

4.5 EMP, Sub-plans and Post Approval Documents

Adequacy and compliance with the management plans, subplans and Post Approval documents (e.g. Compliance and Independent Audit Reports) relevant to the Audit Period were assessed. Management plans are considered to be adequate. Activities at the development during the Audit Period were considered to be generally consistent with the management plans and sub-plans listed in Section 4.1. The 2019 IEA and the Applicant's response were considered compliant. However, the construction Compliance Reports were found to not meet all of the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), as discussed in Table 1 and Table A-1 (**Appendix A**).

4.6 EMS

There is no project specific Environmental Management System (EMS) for the Locomotive Workshop redevelopment. The Auditors consider the various management plans noted in Section 4.1 to be generally appropriate for managing environmental matters.

4.7 Environmental Performance

No significant environmental performance issues or non-compliances were identified. While a number of non-compliances have been identified, the Auditors note that the project is complex

with multiple CCs across stages and sub-stages and that the non-compliances identified are largely administrative in nature with no direct impact on the environment. The environmental performance of the development during the Audit Period is considered to be adequate.

4.8 Complaints

Mirvac maintains a complaints register that is updated monthly. No complaints have reportedly been received or recorded in relation to SSD 8517.

4.9 Incidents

No incidents requiring notification to the Department occurred during the Audit Period.

4.10 Actual Versus Predicted Environmental Impacts

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

4.11 Site Inspection

The Auditors carried out a site inspection on 17 September 2020 accompanied by Mirvac personnel and Mirvac's consultants 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 day of the site visit that involved the Auditors, Mirvac personnel and Mirvac's consultants referred to in Section 3.4. Information regarding the Project was provided, and documents and records were reviewed. Further information was later provided on request via email.

4.13 Improvement Opportunities

Opportunities for improvement in relation to SSD 8517 have also been identified as shown in the following table. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details.

Table 3: Opportunities for Improvement – SSD 8517

Condition	Opportunity for Improvement
General	As there continue to be administrative non-compliances related to missed deadlines, the Auditors consider that the 'DA conditions tracking register' has not been effective in preventing these types of non-compliances.
B4	As actual stage construction commencement dates are still not recorded, the Auditors consider that the tracking register does not readily demonstrate compliance.
B46	The Auditors noted that some entries in the Complaints Register did not specify the location of the complaint (e.g. Enquiry No. 8 & 14). Although these entries did not relate to the Blacksmith operations, this information is required specifically for complaints related to the Blacksmith and it will be necessary to ensure it is captured for any future complaints.
C2	Mirvac still does not have a method for tracking the actual commencement date for stages of work to allow for verification that the notification timeframe requirement has been met (i.e. 48 hours before date of commencement of physical work and operation) and the requirement to only commence work following the issue of the relevant CC.
C3	Mirvac uses a 'tracking register' to ensure updates to documents that are required to be uploaded to the website are done so within the required timeframes of the relevant condition. However, the single column/field showing "Timing" does not clearly indicate the various deadlines for uploading documents and notifying the DPIE in advance. Nor does the tracking register identify the document version so it is not possible to verify that the current version has been uploaded on the website without retrieving the document to physically check the version number against the website version.

Condition	Opportunity for Improvement
C9	Mirvac does not record when documents are made publicly available on the project website and this information is not shown on the website. This would assist in verifying when documents such as 2019 Independent Audit Report were made publicly available.
E3	<p>The Auditors observed that the Stage 1A, 1B and 1C LTEMPS:</p> <ul style="list-style-type: none"> Do not refer to Condition E3 regulatory requirements and does not adequately provide sufficient context for the role of DPIE as the consent authority for ongoing management of the base building, including the physical barrier, and the applicability of SSD 8517; Include a Contingency Plan (Appendix D, EMP09) and non-compliance procedure (Appendix D, EMP10), but do not clearly stipulate when relevant agencies (e.g. EPA, DPIE (as base building consent authority) or Council) should be notified. Do not consider other SSD 8517 Conditions that are applicable (e.g. notification of DPIE in the event of an incident (A11) or non-compliance (A13)); Refer in Section 5.2 to Section 149 planning certificates that are now known as Section 10.7 planning certificates.
E15	Mirvac advised that Mirvac and the PCA were of the view that Condition E15 was a note and therefore, did not require an action to close out the condition. The Auditors are of the view that Condition E15 requires that Mirvac have a system / plan / procedure or some other means to ensure that during occupation and use of Bays 1-4a, the waste generated is classified and disposed of in accordance with the EPA guidelines. This should be in place prior to occupation or commencement of first use as that is the intended timing for Part E conditions in general.

4.14 Key Strengths

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

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Non-compliance recommendations

Table 4 provides a summary of the recommendations made in relation to non-compliances with SSD 8517.

Table 4: Non-compliance Recommendations – SSD 8517

NC#	Condition	Recommendation
NC1	A13	The Auditors do not make a recommendation as the non-compliances have already been addressed.
NC2	A16	The Auditors suggest that the '200916 - C3_A16_Locomotive Workshop.xlsx' spreadsheet be amended to record the document revision numbers, the dates when they were reviewed and the dates when DPIE were notified that they were reviewed.
NC3	A20	The Auditors do not make a recommendation as the Long Service Levy has been paid in full.
NC4	C2	The Auditors do not make a recommendation as this non-compliance was notified to the DPIE on 18/06/20. However, refer to Table 5, C1 & C2, for an opportunity to improve.
NC5	C5	It is recommended that Mirvac ensure that Construction Compliance Report 3 meets all of the requirements of the Compliance Reporting Post Approval Requirements (Department 2018).
NC6	C6	The Auditors recommend that Mirvac implement a system of recording when documents are made publicly available and consider how to ensure that Compliance Reports are made publicly available within the required timeframe (i.e. within 60 days of submission to DPIE and at least 7 days after notifying DPIE that they were to be made publicly available) and that the DPIE are notified accordingly. The Auditors also recommend that the latest version of the Pre-Construction Compliance Report be made available on the public website.

5.2 Opportunity for Improvement Recommendations

Table 55 provides a summary of the additional continual improvement recommendations identified for SSD 8517 as part of this Audit. Specific details are included in Appendix A.

Table 5: Opportunity for Improvement Recommendations – SSD 8517

Condition	Recommendation
General	The Auditors recommend that Mirvac review the compliance tracking process to ensure that all notification and reporting requirements and deadlines are captured.
B4	The Auditors recommend that Mirvac record actual commencement dates and times, as well as the date that CCs are received.
B46	It is recommended a separate column be included in the complaints register to ensure a record of the location of any future complaints concerning the Blacksmith operations are included.
C2	<p>The Auditors consider that the CC Program tracking spreadsheet could be further improved to clarify the various dates and include actual dates of commencement of construction work and the date that DPIE were notified in order to demonstrate compliance.</p> <p>The Auditors recommend that Mirvac ensure that DPIE are notified of the intended commencement of operation / occupation for the tenancy area(s) 48 hours in advance of actual operation / occupation.</p> <p>The Auditors recommend that the IOC Program tracking spreadsheet could be further improved in the same way as the CC Program tracking spreadsheet to include the actual dates of commencement of operation / occupation and the date that DPIE were notified in order to demonstrate compliance.</p>
C3	The Auditors recommend that Mirvac establish a process to ensure documents and information on the websites are kept up to date. It is recommended that Mirvac include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The document submission date (on which the upload deadline usually hinges), the notification deadline and upload deadline could also be included.

Condition	Recommendation
C9	The Auditors recommend that Mirvac implement a system of recording when documents are made publicly available.
E3	<p>The Auditors recommend that future LTEMPs:</p> <ul style="list-style-type: none"> • Include discussion of SSD 8517 regulatory requirements including Condition E3 and other conditions that are relevant (e.g. A11 and A13 relating to incident and non-compliance notification); • More clearly define the roles of the two relevant authorities, DPIE and Council, particularly in relation to maintaining the physical barrier which is part of the base building and subject to SSD 8517 requirements; and • Include updated reference to planning certificates issued under the Environmental Planning and Assessment Act 1979.
E15	The Auditors recommend that a means to ensure the appropriate classification of waste generated be prepared and implemented prior to commencement of use of Bays 1-4a and that waste contract(s) be reviewed and revised, if necessary, to cover all foreseeable waste streams generated by the Locomotive Workshops.

6. CONCLUSIONS

The Auditors assessed the development to be generally compliant with the conditions of approval in SSD 8517, particularly in relation to its environmental performance. Six non-compliances were identified of which four had already been notified to DPIE. All non-compliances are considered to be administrative in nature and have not resulted in a direct impact on the environment. One non-compliance is a non-compliance from the 2019 IEA that has not been actioned.

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

APPENDIX A

INDEPENDENT AUDIT TABLE

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Schedule 2 – Part A Administrative Conditions					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy, Trainee Development Manager), on 25/09/2020. Audit Findings Action Plan – ATP Building 1, prepared by Mirvac, 20/03/2020. Electrical Safety Inspection of Locomotive Workshops, prepared by NECA, 19/05/2020. Locomotive Audit Tool for HSE – completed audit, prepared by Mirvac, 10/12/2019. 	<p>Mirvac advised that it continues to implement an audit program to monitor and ensure compliance with site specific environmental management plans and minimise environmental harm. These audits included:</p> <ul style="list-style-type: none"> Critical Focus Audits (internal audit) conducted every 3 months for a specific focus area. Five audits of these were conducted during the Audit Period (for plant operations, people and plant interactions, powered hand tools, emergency preparedness, environmental management). Full internal audits every 12 months covering all focus areas. One audit was conducted on 10 December 2019. External audits every 6 months. Two audits were conducted on 20 March 2020 (by HSE Support P/L) and 11 May 2020 (by NECA). 	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
TERMS OF CONSENT					
A2 (as modified)	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 Modification 8).	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. Modification of Development Consent for SSD 8517 (MOD 3), Schedule 1, Conditions A2, A19, B5 dated 06/09/2019. Modification of Development Consent for SSD 8517 (MOD 4, 5, 6 and 8), Condition A2, dated 20/11/2019, 12/02/2020, 20/08/2020 and 02/09/2020 	<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"> A compliance tracking register against Consent Conditions is maintained by the Principal Certifying Authority (PCA), Philip Chun & Associates. The PCA will not issue a Construction Certificate unless all relevant conditions are compliant. Mirvac advised the development has not received any non-compliances from the PCA and has been issued construction certificates for Stages 3 and 4 for SSD8449 and SSD8517. Construction Certificates for modified stages (i.e. sub-stages within Stages) were also issued including for: <ul style="list-style-type: none"> SSD 8517 comprising Stage 2A (i.e. CC2A), Stages 4A and 4B (i.e. CC4A, CC4B) and Stage 5A (i.e. CC5A). SSD 8449 comprising Stage 5A (i.e. CC5A). Mirvac advised written directions from the Planning Secretary have only occurred where modifications to the Consent have been requested by Mirvac since the conduct of the last IEA and for compliance reports to be uploaded to the Major Projects portal. The modifications to the Consent and associated communications were provided for review. Based on the Auditors observations, Mirvac are carrying out the development in accordance with this condition. 	Compliant	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	<ul style="list-style-type: none"> Same as for Condition A2. 	As noted for Condition A2, the Planning Secretary has only made written directions where modifications to the Consent has occurred since the conduct of the last IEA and for compliance reports to be uploaded to the Major	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.		Projects portal. In such instances, Mirvac has responded and complied with the written directions.		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		No inconsistency between the documents listed in condition A2 was identified by the Auditors.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
EVIDENCE OF CONSULTATION					
A5	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Refer to relevant Conditions as listed in findings column. 	Consultation had been carried out as required by the following conditions during the Audit Period: <ul style="list-style-type: none"> B37 Landscape and Public Domain Plan(s) (Heritage NSW and Council) B39 Detailed design/ drawings for nominated construction certificates (Heritage NSW and Council) E11 Work Place Travel Plan (TfNSW) E19 Loading Dock Management Plan (Sydney Coordination Office and Council) 	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
STRUCTURAL ADEQUACY					
A6	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<ul style="list-style-type: none"> • Construction Certificate No. 17-209159_CC3_SSD8517_Stage 3_Structure (for Bays 1-4a) (excl rainwater harvesting & recycling), with attachments, Philip Chun, 17/10/19; • Construction Certificate No. 17-209159_CC4_SSD8517_Stage 4_Architectural + Services (for Bays 1-4a) (excl the traveller), with attachments, Philip Chun, 05/12/19; • Construction Certificate No. 17-209159_CC4a_SSD8517_Stage 4a_Architectural (Alterations) (for Bays 1-4a), with attachment, Philip Chun, 02/04/20; • Construction Certificate No. 17-209159_CC4b_SSD8517_Stage 4b_Electrical Alterations (for Bays 1-2), with attachments, Philip Chun, 24/06/20; 	<p>Certificates of Construction CC1, CC2 and CC5 were issued by the PCA in the previous audit period. The following Certificates were issued during this Audit Period: CC2A, CC3, CC4, CC4A, CC4B and CC5A.</p> <p>The Construction Certificates include attachment documents, including a Design Compliance Certificate issued by the Structural Engineer (Arcadis) certifying that the design of the building components is in accordance with the design requirements in order to meet at least the minimum applicable Building Code of Australia requirement, and the relevant Australian Standards. The Structural Engineer's Design Compliance Certificates were attached to either the subject construction certificate or to a prior stage certificate.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC5a_SSD8517_Stage 5a_Skylights + Louvres (for Bays 1-4a), with attachments, Philip Chun, 11/02/20. 			
OPERATION OF PLANT AND EQUIPMENT					
A7	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Interview of Mirvac Senior HSE Officer (John Tsousidis) & Senior Site Manager (Warren Henson), 17/09/2020 Maintenance Logbook for EWP Equipment service record for forklift, serial no. CT17D-69220 	<p>Mirvac continues to maintain an online HSE Management System, 'Hammertech', that includes an online register for onsite plant. The system is accessible to Mirvac employees and contractors, and contractors update the register whenever plant and equipment is brought on or taken off site. The plant and equipment register records the date of last service and sends out notifications for inspections/ service that fall due (e.g. 90-day inspection). As the majority of plant and equipment used at the site are the responsibility of the relevant contractor, service due date reminders are sent to the relevant contractor.</p> <p>Daily plant and equipment checks continue to be carried out. Examples of daily pre-op check records were sighted by the Auditors on the Hammertech system. Working plant (e.g. cranes, forklifts) were observed to be operating at the time of the site visit and they appeared to be operated in a proper and efficient manner.</p>	Compliant	
APPLICABILITY OF GUIDELINES					
A8	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.		Noted	Noted	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
A9	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020 	The Planning Secretary has not requested updated or revised versions of the referenced documents to be used	Not triggered	
MONITORING AND ENVIRONMENTAL AUDITS					
A10	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation</i>			Noted	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>				
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A11	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.		No incidents have reportedly occurred to date. Therefore, Mirvac has not needed to notify DPIE of an incident.	Not triggered	
A12	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			Noted	
NON-COMPLIANCE NOTIFICATION					
A13	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> Letter email from Mirvac to DPIE dated 11/10/19, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-compliance Notification Letter email from Mirvac to DPIE dated 3/3/20, Re. 	<p>Mirvac have notified DPIE of non-compliances on three occasions: 11/10/19; 11/03/20; and 18/06/20. In the case of the 1st and 2nd notification, they were raised within the required 7 days of becoming aware of the non-compliances.</p> <p>In the case of the March notification, the official A13 notification was emailed to the DPIE 8 days after becoming aware of the non-compliances on 03/03/20. Mirvac had notified DPIE of the non-compliances on 03/03/20 but it did not meet all of the requirements of Condition A14 (actions taken to address the non-compliance).</p>	Non-compliant	NC1

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Locomotive Workshops</p> <ul style="list-style-type: none"> - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) Condition A16 Revisions of Strategies, Plans and Programs • Letter email from Mirvac to DPIE dated 11/03/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-compliance Notification • Letter email from Mirvac to DPIE dated 18/06/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification 	<p>On the basis of the above, this Condition is considered to be an administrative non-compliance. As the non-compliances have already been addressed, the Auditors make no further recommendation.</p>		
A14	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if	<ul style="list-style-type: none"> • Refer to Condition A13 	Mirvac's notifications met the requirements of Condition A14.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	known) and what actions have been, or will be, undertaken to address the non-compliance.				
A15	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		No incidents have been notified.	Noted	
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
A16	Within three months of: (a) the submission of a Compliance Report under condition C5; (b) the submission of an incident report under condition A11; (c) the submission of an Independent Audit under condition C8; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> Letter email from Mirvac to DPIE dated 3/3/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) Condition A16 Revisions of Strategies, Plans and Programs Letter email from Mirvac to DPIE dated 18/06/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification '200916 - C3_A16_Locomotive Workshop.xlsx' (spreadsheet that indicates availability of 	<p>Mirvac did not review strategies, plans and programs and notify DPIE of such within 3 months of submission of Compliance Report 1 SSD 8517 (11/11/19) and Independent Audit Report 1 SSD 8517 (22/10/19); and approval of SSD 8517 MOD4 (Skylights) (20/11/19). Mirvac subsequently notified DPIE of the reviews on 03/03/20 and 18/06/20.</p> <p>Mirvac's Excel spreadsheet '200916 - C3_A16_Locomotive Workshop.xlsx' indicates when strategies, plans and programs are made "Available" but does not record the revision numbers or when they were reviewed or when DPIE was notified that they were reviewed. It is recommended that the '200916 - C3_A16_Locomotive Workshop.xlsx' spreadsheet be amended to record the document revision numbers, the dates when they were reviewed and the dates when DPIE was notified that they were reviewed.</p>	Non-compliant	NC2

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		strategies, plans and programs)			
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>		The Waste Management Plan was revised in accordance with recommendations from the 2019 IEA, not due to a need to improve environmental performance. There was no identified requirement to revise the strategies, plans and programs arising from a need to improve environmental performance, to cater for a modification or comply with a direction.	Not triggered	
LIMITS OF CONSENT					
A18	This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.	<ul style="list-style-type: none"> 2019 IEA. 	Works had physically commenced in the prior audit period.	Not triggered	

A19 (as modified)	<p>This consent does not approve the following components of the development:</p> <p>(a) operation and fit out of all tenancies, except the Blacksmith, within Bays 1 and 2 north at ground floor and mezzanine level</p> <p>(b) operation and fit out of all tenancies in Bays 3-4a at ground floor and first floor, including the supermarket</p> <p>(c) operation and fit out of the corner retail annex adjacent to Bay 1</p> <p>(d) hours of operation of all retail tenancies</p> <p>(e) detailed signage design, content and illumination (if proposed) within all approved signage zones, including the Bays renumbering signage and wayfinding. Future approval for these elements is to ensure that the detailed signage design, content and illumination (if proposed) is sensitive to the heritage significance of the building</p> <p>(f) the signage zone, design, content and illumination (if proposed) for any signage on the water towers on Bays 4 and 4a</p> <p>(g) the operation of the outdoor seating areas within Innovation Plaza and Locomotive Street, including the exact location, size, number of seats, hours of operation and management.</p>	<ul style="list-style-type: none"> • City of Sydney, Notice of Determination – Approval, Application No: D/2019/751, Top Education Group Limited, 28/10/19 • City of Sydney, Notice of Determination – Approval, Application No: D/2019/884, Bodyfit Leasing Pty Ltd, 18/11/19 • City of Sydney, Notice of Determination – Approval, Application No: D/2019/942, Loop Creative Design Group Pty Ltd, 18/12/19 • City of Sydney, Notice of Determination – Approval, Application No: D/2020/223, Robinson Urban Planning Pty Ltd, 22/6/20 	Examples of approvals from City of Sydney for a number of tenancy fitouts and uses within Bays 1 – 4a were sighted.	Compliant	
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Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Where required, separate approval(s) shall be obtained from the relevant consent authority.				
A20	Prior to the issue of the Construction Certificate for each stage of the development, a Long Service Levy is required to be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	<ul style="list-style-type: none"> Letter from Long Service Corporation to Mirvac, Re. Revised Approval to Pay Levy by Instalments, 2/4/19 Levy Receipt, 00378188, 29/4/19 (1st instalment) Levy Receipt, 00390161, 26/7/19 (2nd instalment) Levy Receipt, 00401123, 18/10/19 (3rd instalment) Levy Receipt, 00412778, 31/01/20 (4th instalment) Levy Receipt, 00422512, 22/4/20 (5th instalment) Levy Receipt, 00438743, 19/08/20 (6th and final instalment) 	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 3 rd , 4 th , 5 th and 6 th instalments were paid. The 6 th and final instalment was due on 01/08/20 and paid on 19/08/20, which was late. This condition is considered to be an administrative non-compliance due to the late levy payment. The Auditors do not make a recommendation as the Long Service Levy has been paid in full.	Non-compliant	NC3
REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006					
A21	Contributions will be required based on the Redfern-Waterloo Authority Contributions Plan 2006. The levy is to be calculated as 2% of the proposed cost of development, indexed between the date of determination and the date		Assessed as compliant in the 2019 IEA. Not applicable for the Audit Period.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>the levy is required to be paid in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 10 of Redfern-Waterloo Authority Contributions Plan 2006. Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution amount of \$1,065,680 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). Proof of payment of this contribution to the UGDC shall be provided to the Certifying Authority prior to the issue of the first Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to the first Construction Certificate, written verification of this should be provided by UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted.</p>				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Email info@ugdc.nsw.gov.au or phone 9216 5700 to confirm indexed amount of the contribution,				
	prior to preparation of a bank cheque or finalisation of any agreed alternate payment method made out to the UrbanGrowth NSW Development Corporation. A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Level 12, MLC Centre, 19 Martin Place Sydney or from the website www.ugdc.nsw.gov.au				
REDFERN-WATERLOO AUTHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006					
A22	N/A		This condition is not being used.	N/A	
STAGING					
A23	The development may be carried out generally in accordance with the following stages. A Construction Certificate may be obtained for each of the following stages, subject to satisfaction of the relevant condition(s) (refer to Table provided in the Consent)	<ul style="list-style-type: none"> Construction Certificates issued by Philip Chun & Associates for: <ul style="list-style-type: none"> Stage 2a Travelator – Foundation, Excavation and Structural Works only, endorsed 03/12/2019 Stage 3 Structure (Bays 1-4a) (excl rainwater harvesting & recycling), endorsed 17/10/19 	The development continues to be carried out in stages as described in the Consent (as modified). Mirvac provided Construction Certificates for Stages 2a, 3, 4, 4a, 4b and 5a (issued during the Audit Period) to confirm the relevant conditions have been met to the satisfaction of the PCA.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Stage 4 Architectural and Services (excl the traveller) (Bays 1-4a), endorsed 05/12/19 Stage 4a Architectural Alterations (Bays 1-4a), endorsed 02/04/20; Stage 4b Electrical Alterations (Bays 1-2), endorsed 24/06/20 Stage 5a Skylights and Louvre works only (Bays 1-4a), endorsed 11/02/20. 			
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					
EXTERNAL WALLS AND CLADDING					
B1	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	This condition was noted as compliant during the 2019 Audit. Construction Certificates issued during the Audit Period did not involve changes to external walls.	Not triggered	
B2	Before the issue of the Stage 5 Construction Certificate (for Bays 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	<ul style="list-style-type: none"> Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 	An Interim Occupation Certificate (IOC1) for Bays 1-4a was issued by the PCA on 26 May 2020. The Auditors rely on IOC1 as evidence that the PCA was satisfied that the design of external walls comply with the relevant requirements of the BCA. Documentation for certification of façade and external wall systems was also provided to confirm installation of these were to relevant BCA requirements.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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"> Letter from Central Coast Consulting Engineers to ABS Façade re certification of installation of façade elements at SSD 8517, 21/05/2020. External Wall System Certificate (Installation) for Pigeon Coops at Bays 3, 4 & 4a, prepared by Red8 Roofing, 21/05/2020. 			
B3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> Letter from Philip Chun (PCA) to DPIE re. SSD 8517 IOC1, 26 May 2020. 	The PCA provided a copy of the documentation to the DPIE within the 7-day timeframe.	Compliant	
NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE					
B4	Work must not commence until a relevant Construction Certificate has been issued.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. Construction Certificate No. 17-209159_CC3_SSD851 7_Stage 3_Structure, 17/10/19 Construction Certificate No. 17-209159_CC4_SSD851 7_Stage 4_Architectural+Services, 05/12/19 	<p>The 'CC Program.xlsx' spreadsheet (tracking register) shows the 'Date' for the following stages:</p> <ul style="list-style-type: none"> CC3 – Structure issued – 17/10/19 (green, issued); CC4 – Base Build FO / Services – 05/12/19 (green, issued); and CC6 – Public Domain – 14/09/20 (white, not issued). <p>Mirvac notified DPIE that Stage 3 would commence on 15/10/19 "subject to the issue of the Construction Certificate by the PCA". Mirvac advised the Auditors that construction does not commence until the CC is issued but the CC Program does not demonstrate this clearly as it could be interpreted that Stage 3 commenced on 15/10/19 before the date that CC3 was issued.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Email from Mirvac to DPIE re. SSD 8517 - Notice of Commencement of Stage 3, 11/10/19, Attachment: Letter from Mirvac to DPIE re. SSD 8517 DA Condition C2, Notification of Commencement – Locomotive Workshop, 11/10/19. Email letter from Mirvac to DPIE re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification, 18/06/20 	<p>Mirvac notified DPIE that Stage 4 commenced on 5/12/19, the same day that CC4 was issued.</p> <p>Given that Mirvac do not have a method for recording actual commencement dates, the Auditors cannot verify that work only commenced following issue of the relevant CC and rely on the interview as evidence. Mirvac advised the Auditors that work does not commence until the relevant CC has been received (posted on Aconex by the Certifying Authority) and there is no evidence that work commenced prior to the issue of the relevant CC. Therefore, on this basis, the Auditors consider this Condition to be compliant.</p> <p>The 2019 IEA recommended that Mirvac “track actual stage commencement dates and times, where relevant, such as in Mirvac’s ‘CC Programme’ spreadsheet” to which Mirvac responded that “Mirvac tracks the target dates for each construction certificate in a tracking register. At the time of the 2019 IEA, the register only noted the target dates for each construction certificate; however, additional columns have now been added which note that dates each construction certificate is received and the date that construction of each stage commenced.” On review of the ‘CC Program’ spreadsheet provided, only a single “Date” column was observed that was understood to represent the target date for issuing each CC (if coloured white) or the actual CC issue date (if coloured green). Additional columns recording the “dates each construction certificate [was] received and the date that construction of each stage commenced” had not been added. Given that commencement dates are still not recorded, the Auditors consider that the tracking register does not readily demonstrate compliance. Therefore, the Auditors again</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			recommend as an opportunity for improvement that Mirvac record actual commencement dates and times, as well as the date that CCs are received.		
AMENDED PLANS					
B5 (as modified, SSD 8517 MOD 3)	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: (a) removal of the signage zones from the water towers above Bays 4-4a (See Condition A19(f)).		Condition B5 has been deleted from SSD 8517.	Not Applicable	
CAR PARKING					
B6	The proposal shall provide the following car spaces in Locomotive Street in accordance with the approved landscape/public domain concept plan: (a) 4 accessible spaces (b) 6 on street loading spaces (off Locomotive Street) (c) 1 taxi space (d) 1 drop off / pick up space (e) 1 fire brigade space	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	Mirvac advised that this condition has not been triggered yet, as relevant to CC6, although the information has been provided to the PCA.	Not triggered	
B7	The layout of the car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	Mirvac advised that this condition has not been triggered yet, as relevant to CC6, although the information has been provided to the PCA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.				
BICYCLE PARKING					
B8	A minimum of 46 visitor bicycle spaces shall be provided in the public domain along Locomotive Street, as per drawing no. L_Base Master, Landscape Plan, prepared by Aspect Studios and dated 1/6/2017.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	Mirvac advised that this condition has not been triggered yet, as relevant to CC6, although the information has been provided to the PCA.	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.	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	Mirvac advised that this condition has not been triggered yet, as relevant to CC6, although the information has been provided to the PCA.	Not triggered	
COMMUNITY LIAISON GROUP					
B10	The Community Liaison Group established under SSD 7317 and a suitably qualified heritage consultant/s and/or heritage expert/s is to be used for SSD 8517, to ensure that the community is kept informed and has an opportunity to feedback on the construction of the Locomotive Workshop. All complaints are to be recorded on a complaint register and reported regularly to the Community Liaison Group.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. South Eveleigh Community Liaison Group, Meeting 32 presentation, 14/09/2020. Complaints Register, August 2020. 	<p>Curio Projects continue to be engaged as Mirvac's heritage consultant and are a member of the Community Liaison Group. A CLG presentation (meeting #32) was provided to demonstrate regular meetings were held.</p> <p>The Complaints Register is updated monthly with the August 2020 register containing five complaints during the Audit Period. However, all complaints related to the existing tenant at Bay 14 (Post Op) and works under SSD 8449.</p> <p>A complaint was made on 11/9/20 by the tenant at Bay 14 relating to noisy works which the Project Manager has responded to. This complaint will be included on the September Complaints Register.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN					
B11	<p>Prior to the issue of the relevant Construction Certificate, a detailed Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan shall include, but not be limited to:</p> <p>(a) identification of each work area, site compound and access route (both private and public)</p> <p>(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes</p> <p>(c) identification of all potentially affected sensitive receivers</p> <p>(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)</p> <p>(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)</p> <p>(f) where the objectives are predicted to exceed an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts</p>	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g. 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev11_11022020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev12_02042020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev13_24062020) 	<p>This condition was reported as compliant in the 2019 IEA. The CNVMP has not been amended since the previous audit and thus has not required re-submission to the PCA. The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g. CC4a, 4b and 5a (for SSD 8517) and CC4 and 5a (for SSD 8449)) to verify the PCA's noted compliance status against this condition and find that this condition had been satisfied and closed off by the PCA.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers</p> <p>(h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity</p> <p>(i) measures to monitor noise performance and respond to complaints</p> <p>(j) effective site induction, and ongoing training and awareness measures for personnel (e.g. tool box talks, meetings etc).</p>				
AIR QUALITY MANAGEMENT PLAN					
B12	<p>Prior to the issue of the relevant Construction Certificate, an Air Quality Management Plan (AQMP) must be prepared for the project and approved by the PCA. It must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods). The AQMP must be implemented and must include, as a minimum:</p> <p>(a) contain relevant environmental criteria to be used in the day-to-day</p>	<ul style="list-style-type: none"> PCA Matrix prepared by Philip Chun for various Construction Certificates (e.g. 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev11_11022020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev12_02042020, 17-2019159_LOCO_Retail_SSD8517_PCMatrix_R ev13_24062020) 	<p>This condition was reported as compliant in the 2019 IEA. The AQMP has not been amended since the previous audit and thus has not required re-submission to the PCA. The Auditors reviewed a sample of the PCA Development Consent Matrices (e.g. CC4a, 4b and 5a (for SSD 8517) and CC4 and 5a (for SSD 8449)) to verify the PCA's noted compliance status for this condition, and find that this condition had been satisfied and closed off by the PCA.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>management of dust and volatile organic compounds (VOC/odour), including consideration of any contaminated materials;</p> <p>(b) contain a mission statement;</p> <p>(c) contain dust and VOCs/odour management strategies consisting of</p> <p>(i) objectives and targets;</p> <p>(ii) risk assessment;</p> <p>(iii) suppression improvement plan.</p> <p>(d) set out monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(e) contain a communication strategy; and</p> <p>(f) include a performance review system for continuous improvements.</p> <p>The Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg frequency, duration and method of monitoring) to be undertaken for the project, taking into particular consideration potential contaminated materials.</p>				
CONSTRUCTION WASTE MANAGEMENT PLAN					
B13	Prior to the issue of the relevant Construction Certificate, a Waste Management Plan must be developed for the project by a	<ul style="list-style-type: none"> Aconex Memorandum from Philip Chun to Mirvac, Re: Condition B13 (SSD 8517) / B10 	The 2019 IEA found that the Waste Management Plan (WMP), 51142/120518 Rev 2, did not meet all of the requirements of Condition B13. The WMP was	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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 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,</p>	<p>(SSD 8449) - Construction Waste Management Plan - CC01, 25/2/2019</p> <ul style="list-style-type: none"> Waste Management Plan, 51142/120518 Rev 2, JBS&G Australia Pty Ltd, 07/02/19 Waste Management Plan, 51142/125177 Rev 3, JBS&G Australia Pty Ltd, 21/10/19 	<p>subsequently revised (51142/125177 Rev 3) and is considered to adequately meet all of the requirements.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.</p> <p>(c) A commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with the EPA's Classification Guidelines.</p> <p>(d) Details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <p>(i) a traffic plan showing transport routes within the site;</p> <p>(ii) location of stockpiles at each stage as they migrate within the site;</p> <p>(iii) a commitment to retain waste transport details for the life of the project to demonstrate compliance 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>				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(d) Details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <p>(i) a traffic plan showing transport routes within the site;</p> <p>(ii) location of stockpiles at each stage as they migrate within the site;</p> <p>(iii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</p> <p>(iv) the name and address of each licensed facility that will receive waste from the subject site (if appropriate).</p> <p>(e) A contingency plan for any event that may affect excavation and contaminated soil treatment operations at the site.</p>				
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN					
B14	<p>Prior to the issue of the relevant Construction Certificate, a Construction Pedestrian and Traffic Management Plan (CPTMP) must be prepared by a suitably qualified person in consultation with the CBD Coordination Office of TfNSW and Council. A final copy of the plan is to be submitted to the Coordinator General, Transport Coordination for</p>	<ul style="list-style-type: none"> Mirvac Response to Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, October 2019, 21/10/19. 	<p>This Condition was reported compliant in the 2019 IEA with a recommendation to update the CPTMP in relation to cumulative impacts. Mirvac did not update the CPTMP on the basis that there were reportedly no proposed developments within the local area and therefore cumulative impacts were not discussed in relation to other developments. Mirvac considered that the CPTMP adequately addressed consultation with stakeholders in combination with the Community Communications Strategy and meetings of the Community Liaison Group.</p>	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>endorsement, prior to the commencement of any works. The Plan must include a Green Travel Plan for construction workers and detailed measures that would be implemented to minimise the impact of the development on the safety and capacity of the surrounding road network, minimise truck movements to and from the site as far as practicable during the peak periods of this consent. In addition, the CPTMP shall address, but not be limited to, the following matters:</p> <p>(a) location of the proposed work zone</p> <p>(b) haulage routes</p> <p>(c) construction vehicle access arrangements</p> <p>(d) estimated number of construction vehicle movements</p> <p>(e) construction program</p> <p>(f) consultation strategy for liaison with surrounding stakeholders</p> <p>(g) any potential impacts to general traffic, pedestrians and bus services within the vicinity of the site from construction vehicles during construction</p> <p>(h) cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should</p>				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>be referenced to ensure that coordination of work activities is managed to minimise impacts on the road network</p> <p>(i) should impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified</p> <p>(j) include the builder's direct contact number to small businesses adjoining or impacted by the construction work, the Transport Management Centre and Sydney Coordination Office within TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time</p> <p>(k) parking arrangements for construction workers and sub-contractors, and any measures proposed to avoid parking in the streets in the local area</p> <p>(l) pedestrian/cyclist and traffic management measures.</p>				
PRE-CONSTRUCTION DILAPIDATION REPORT					
B15 (as modified)	The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site	<ul style="list-style-type: none"> Interview with Mirvac personnel, 17/09/2020. 	This Condition was reported as compliant in the 2019 IEA. The Auditors understand that no damage to the public way has occurred during the Audit Period.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be approved by the PCA prior to the issue of the Stage 2 Construction Certificate. A copy of the report is to be forwarded to each of the affected property owners.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the PCA that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p> <p>Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and</p>				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop.				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
MECHANICAL VENTILATION					
B16	All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with relevant Australian Standards, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate. The PCA must be satisfied that the proposed system is leading industry standard in terms of environmental performance.	<ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC4_SSD8517_Stage 4_Architectural+Services, 05/12/19, with the following attachments: <ul style="list-style-type: none"> Design Compliance Certificate, Mechanical Ventilation Services, 25/11/19 Design Compliance Certificate, Part F5 Sound Transmission and Insulation, 25/11/19 Design Compliance Certificate, Part J Mechanical Ventilation of BCA, 25/11/19 Draft Development Consent Matrix for the LOCO Retail Stage 1-4a Works, 17-209159_LOCO_Retail_SSD8517_PCMatrix_Rev10_05122019 	Design compliance certificates for mechanical ventilation were issued by Fredon Air (NSW) Pty Ltd on 25/11/19, which was prior to the issue of CC4 (05/12/19). The PCA's matrix spreadsheet (Revision 10, 05/12/19) of Development Consent conditions indicated that Condition B16 was satisfied. The design compliance certificates and the PCA's matrix do not specifically indicate that the proposed system is leading industry standard in terms of environmental performance. However, the Auditors take CC4 and the PCA's matrix as evidence that the PCA was satisfied with Fredon Air's design compliance certificates and associated details and that the PCA was also satisfied that the system was leading industry standard in terms of environmental performance.	Compliant	
SYDNEY WATER ASSETS					
B17	Prior to issue of the first Construction Certificate, the Applicant is required to demonstrate that the development will not		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	interfere with the operation of and accessibility to Sydney Water's assets (including water, sewer and stormwater).				
B18	The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B19	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. It is recommended to apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.		This Condition was completed and considered compliant in the 2019 IEA. Also refer to Finding for Condition E7.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
INSTALLATION OF WATER EFFICIENCY MEASURES					
B20	All toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the consent of the PCA, prior to the issue of the Stage 4 Construction Certificate.	<ul style="list-style-type: none"> Letter from Buchan to Mirvac, Re: Locomotive Workshop, 2 Locomotive Street, Eveleigh NSW 2015 Amenities Design, Bays 1-4a, SSDA 8517, Design in accordance with conditions B16 – B19 SSD 8449 and conditions B20 - B23 SSD 8517, 11/10/19 Buchan, FF&E Schedule, Revision H, Schedule No: TBG-AR-SCH-BB-B4-6000, For Construction Certificate, 09/10/19. Aconex Correspondence from Philip Chun to Mirvac, Re: CC04 SSD 8517 - B20 - B23 Installation of Water Efficiency Measures, 06/11/19 Construction Certificate No. 17-209159_CC4_SSD8517_Stage 4_Architectural+Services, 05/12/19 	Buchan advised Mirvac that fixtures and fittings for amenities design were selected to comply with Conditions B20 to B23 SSD 8517 and were as shown in Buchan FF&E Schedule Revision H. The toilets shown had WELS 4-star ratings. PCA advised Mirvac that Conditions B20 to B23 SSD 8517 were satisfied on 6/11/19, which was prior to the issue of CC4 (5/12/19).	Compliant	
B21	All taps and shower heads installed within the development must be	Same as for Condition B20	Buchan advised Mirvac that fixtures and fittings for amenities design were selected to comply with	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.		Conditions B20 to B23 SSD 8517 and were as shown in Buchan FF&E Schedule Revision H. The tapware shown had WELS 6-star ratings or were sensor activated. Two types of taps had no rating being a 'parents room kitchenette mixer' tap and a 'cleaners hose tap'. PCA advised Mirvac that Conditions B20 to B23 SSD 8517 were satisfied on 6/11/19, which was prior to the issue of CC4 (5/12/19).		
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).	Same as for Condition B20	Buchan advised Mirvac that fixtures and fittings for amenities design were selected to comply with Conditions B20 to B23 SSD 8517 and were as shown in Buchan FF&E Schedule Revision H. The urinal shown had a WELS 6-star rating. PCA advised Mirvac that Conditions B20 to B23 SSD 8517 were satisfied on 6/11/19, which was prior to the issue of CC4 (5/12/19).	Compliant	
B23	Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to and approved by the PCA, prior to the issue of the relevant Construction Certificate.	Same as for Condition B20	Buchan advised Mirvac that fixtures and fittings for amenities design were selected to comply with Conditions B20 to B23 SSD 8517 and were as shown in Buchan FF&E Schedule Revision H. The flush plates shown had half and full flush options. There was no evidence to suggest that the toilets were continuous flushing. PCA advised Mirvac that Conditions B20 to B23 SSD 8517 were satisfied on 6/11/19, which was prior to the issue of CC4 (5/12/19).	Compliant	
RAINWATER HARVESTING AND RECYCLING					
B24	Prior to the issue of the Stage 3 Construction Certificate, the Applicant is to detail how rainwater harvesting and recycled water reuse (RH&RWR) for the Locomotive Workshop will integrate with the RH&RWR strategy for the ATP	<ul style="list-style-type: none"> Letter from Harris Page & Associates Pty. Limited to Mirvac, Re: Australian Technology Park, Locomotive Workshop – ATP Precinct, Water Reuse 	Mirvac sent a 'Water Reuse Strategy Compliance Assessment' and a copy of the RH&RWR strategy for the ATP precinct to the City of Sydney on 02/08/19 and confirmed that the Locomotive Workshop was aligned with the RH&RWR strategy. The City of Sydney provided comment to which Mirvac responded with a revised Water Reuse Strategy Compliance Assessment. The City	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	precinct (approved under SSD 7317). This strategy is to be prepared in consultation with Council and submitted to and approved by the Secretary.	<p>Strategy Compliance Assessment, 09/10/19</p> <ul style="list-style-type: none"> Emails between Mirvac and City of Sydney, Re: TRIM CM: Locomotive Workshop – Rainwater Harvesting and Recycling, dated 02/08/20 to 16/10/19 Letter from DPIE to Mirvac, Locomotive Workshop Rainwater Harvesting and Recycled Water Reuse Strategy (SSD 8517 and SSD 8449), 24/10/19 Aconex Correspondence from Philip Chun to Mirvac, Re: Conditions B24 (SSD 8517) & B20 (SSD 8449) - Rainwater Harvesting and Recycling, 24/10/19 Construction Certificate No. 17-209159_CC3_SSD8449_Stage 3_Structure, 04/03/20 	<p>of Sydney endorsed the Water Reuse Strategy Compliance Assessment on 16/10/19.</p> <p>Mirvac provided the revised Water Reuse Strategy Compliance Assessment (09/10/20) to DPIE on 16/10/19. DPIE indicated that they were satisfied that Condition B20 had been satisfied on 24/10/19, which was prior to the issue of CC3 (04/03/20).</p>		
STORMWATER AND DRAINAGE					
B25	Prior to a Construction Certificate being issued for any excavation,	<ul style="list-style-type: none"> Refer to Condition E21 	Details of the proposed stormwater disposal and drainage were completed and approved by the PCA in	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.		the prior audit period. Implementation during the Audit Period has been consistent with the proposed plans as discussed for Condition E21.		
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.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
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		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
B28	An "Application for Approval of Stormwater Drainage Connections" must be submitted to the relevant authority with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the relevant authority's drainage system.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
B29 (as modified)	Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by the PCA. The stormwater quality assessment must: (a) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design; (b) use modelling from an industry-standard water quality model; and (c) demonstrate what water sensitive urban design and other		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads relative to pre-development pollutant loads:</p> <p>(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by $\geq 25\%$;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by $\geq 30\%$;</p> <p>(iii) reduce the baseline annual pollutant load for total phosphorous by $\geq 10\%$;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by $\geq 10\%$.</p>				
EROSION AND SEDIMENT CONTROL					
B30	<p>Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the PCA prior to the issue of the relevant Construction Certificate.</p>	<ul style="list-style-type: none"> Harris Page & Associates Pty Limited, Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev 01, 22/11/19 JBS&G Australia Pty Ltd, Waste Management Plan, 51142/125177 Rev 3, 21/10/19 	<p>Mirvac updated the Sediment and Erosion Control Plan drawing in response to a finding in the 2019 IEA to more accurately reflect the control measures that were in place at that time. Soil stockpile arrangements were also more accurately reflected in the revised WMP.</p>	Compliant	
ACCESS FOR PEOPLE WITH DISABILITIES					
B31	<p>Prior to the issue of the relevant Construction Certificate, detailed design documentation</p>	<ul style="list-style-type: none"> Letter from Morris Goding Access Consulting to Mirvac, 	<p>Morris Goding Access Consulting (MGAC) certified that the design of the building systems and layout complied with: BCA Part D3, E3, F2.4 Building Code of Australia</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	demonstrating compliance with the recommendations of the Access Report (Final), prepared by Morris Goding Accessibility Consulting, dated 25 October 2017 shall be provided to and approved by the PCA. Any works must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The PCA must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on the Construction Certificate drawings.	<p>Re: ATP Locomotive Workshop – Access Design Certification v3, 21/11/19</p> <ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC4_SSD8517_ Stage 4_Architectural+Services, 05/12/19 	<p>2016; AS 1428.1 - 2009 General Requirements of Access; and Disability Access to Premises Standards 2010 (including DDA Access Code). MGAC's certification was based on a review of listed drawings and recommendations, requirements and/or design checklist advice provided in a MGAC CC Access Review Report (23.09.2019) and a MGAC Performance Solution Report – Stair E2 (18.08.2019).</p> <p>The MGAC certification and the MGAC Performance Solution Report – Stair E2 v2 (26 November 2019) were attached to CC4 (5/12/19) indicating that they had been provided to the PCA prior to the issue of the relevant Construction Certificate, CC4.</p>		
DEVELOPMENT ADJACENT TO A RAIL CORRIDOR					
B32	Prior to the issue of the relevant Construction Certificate, an acoustic assessment is to be submitted to the Secretary demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
HERITAGE INTERPRETATION					
B33	Prior to the issue of the first Construction Certificate for the Locomotive Workshop, the endorsed Stage 1 Heritage Interpretation Plan (under SSD 7317) is to be reviewed and updated, in consultation with	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant 	This condition was noted as compliant during the 2019 IEA. The approved Stage 1 HIP and Addendum have not been amended since the 2019 IEA and has not required re-submission to the DPIE.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>the Heritage Council and Council, to the satisfaction of the Planning Secretary.</p> <p>The updated plan must be prepared in accordance with the Applicant's Heritage Impact Statement, the ATP Conservation Management Plan, relevant NSW Heritage Division guidelines and address material and intangible cultural heritage.</p> <p>It must require the Stage 2 Heritage Interpretation Plan be consistent with the Stage 1 Heritage Interpretation Plan, outline the next steps for the Stage 2 Heritage Interpretation Plan, identify concepts that have been further developed for the Locomotive Workshop, including interpretative elements for the loading dock and travelator and detail consultation undertaken with the Heritage Council and Council. It shall also provide for the subsequent stages of the Heritage Interpretation Plans to be prepared in consultation with the Heritage Council, Council and other stakeholders, including former workers, Aboriginal stakeholders, volunteers, the local community and relevant railway associations, and document the findings and recommendations raised in consultation.</p>	<p>Development Manager), 17/09/2020</p>			

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020 	This condition was noted as compliant during the 2019 IEA. The Stage 2 HIP has not been amended since the 2019 IEA and has not required re-submission to the DPIE.	Not triggered	
REMEDIATION					
B35	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:		This Condition was completed and considered compliant in the 2019 IEA. The Auditors understand that the Remedial Action Plan and the REMP were prepared and relevant to all stages of the development and that they have not been revised since the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) outline the environmental monitoring and management measures to be implemented during the remediation and construction works on the site; (b) be consistent with and adopt all recommendations of the Remedial Action Plan prepared by JBS&G dated 15 June 2016 and reflect the requirements of Clause 17 and Clause 18 of SEPP 55; and (c) provide contingency measures to manage unexpected finds of contaminated materials, beyond that anticipated at the site.				
ARBORIST REPORT					
B36	Prior to issue of the first Construction Certificate, the Arborist Report shall be updated by an appropriately qualified Arborist, in consultation with Council, to provide details of potential impacts and measures to protect the health of all retained trees during construction.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
LANDSCAPING AND PUBLIC DOMAIN PLAN					
B37 (as modified, SSD 8517 (MOD 6))	Detailed landscape and public domain plan(s), drawn to scale, by a qualified landscape architect or landscape designer, must be prepared in consultation with Council and the Heritage Council and approved by the Planning Secretary prior to the issue of the public domain Construction Certificates for each specific stage	<ul style="list-style-type: none"> Email from Mirvac to City of Sydney (Amy Douglas, Andrew Rees, K. Navin, P. Brisby, G. Walsh, I. Gomes, K. Yates, Priyanka Misra) and Heritage NSW (David Nix, Hendry Wan), RE: Locomotive Workshop – Public 	<p>Construction Certificates for the Public Domain (Locomotive Street and Innovation Plaza) had not been issued at the time of the Audit; however, the requirements of the condition have been met.</p> <p>The landscape and public domain plans were prepared by Aspect Studios, a national design firm offering landscape architecture, urban design and strategy and wayfinding services.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>as shown in the Civil Works Staging Plan, Rev 4, prepared by Mirvac, dated 21/01/2020.</p> <p>The Applicant must provide evidence to the Planning Secretary of the consultation undertaken with Council and the Heritage Council, identifying how comments have been considered in the submitted plans.</p> <p>The plan must reference the industrial character of the precinct, and be generally in accordance with Council's 'Public Domain Manual', and include:</p> <p>(a) detail how the public domain and landscape design, treatment and materials will integrate with the endorsed public domain and landscaping (as per SSD 7317)</p> <p>(b) provide conservation and retention of movable heritage items and interpretive devices for heritage features, in relation to the history of the site overall</p> <p>(c) location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features</p> <p>(d) details of earthworks and soil depths including mounding and</p>	<p>Domain SSD 8517 B37 Consultation, 27/05/20, 03/06/20, 09/06/20, confirming consultation;</p> <ul style="list-style-type: none"> Email from City of Sydney (Amy Douglas) to Mirvac (Zac Langsford), dated 25/06/20 confirming close out of comments for B37; Email from Heritage NSW (David Nix) to Mirvac (Zac Langsford), dated 25/06/20 confirming support of plans; Letter dated 29/06/20 from Mirvac (Zac Langsford) to DPIE (Caroline McNally) seeking approval of this condition. 	<p>Documentation provided confirms Heritage NSW and City of Sydney Council were consulted, commented on and approved the landscape and public domain plans.</p> <p>The plans and evidence of consultation with Council and Heritage NSW were submitted to DPIE on 29 June 2020 and the plans approved by DPIE on 12 August 2020. The DPIE required the plans to be available on the project website. As there are over 40 detailed drawings, Mirvac has provided a Concept Plan on the website.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	retaining walls and planter boxes (if applicable) (e) deep soil depth, unencumbered by any structures for mature tree growth (f) location of at least one new tree in the public domain to replace the removal of the London Plane tree in Innovation Plaza (g) a maintenance plan, including details of planting procedures and maintenance (h) details of drainage, waterproofing and watering systems.				
B37A, SSD 8517 (MOD 6),	Any modifications to the approved detailed landscape and public domain plan(s) in accordance with Condition B37 must be prepared in consultation with the Heritage Council and approved by Council prior to the issue of the relevant Construction Certificate. The amended plans must be drawn to scale, by a qualified landscape architect or landscape designer, continue to reference the industrial character of the precinct, be generally in accordance with Council's 'Public Domain Manual', include the details required under Condition B37(a)-(h) and comply with the design intent established in the approved Landscape Plan (Condition A2).	<ul style="list-style-type: none"> Refer to condition B37 	No modifications have been made to the approved plans.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
UTILITY SERVICES					
B38	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.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
DETAILED DESIGN INFORMATION					
B39	The following detailed design/ drawings must be prepared, in consultation with the Heritage Council NSW and Council (or its delegate) and provided to the Planning Secretary prior to the issue of the nominated Construction Certificate (refer to the Table provided in the Consent).	<ul style="list-style-type: none"> Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 and SSD 8449 (Bays 5-15) Condition B31 Detailed Design Information, 11/10/19 Construction Certificate No. 17-209159_CC3_SSD8517_Stage 3_Structure, 17/10/19 Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 and SSD 8449 (Bays 	<p>CC3 – Structure: An email and attached letter from Mirvac to DPIE (11/10/19) details the consultation undertaken with the City of Sydney and the Heritage Council in relation to the listed detailed design / drawings for the Structure (CC3), with the exception of the travelator design drawings. The letter was emailed to DPIE prior to the issue of CC3 (17/10/19).</p> <p>CC4 – Services and base building fitout: An email with letter attached from Mirvac to DPIE (30/10/19) details the consultation undertaken with the City of Sydney and the Heritage Council in relation to the listed detailed design / drawings for the services and base building fitout (CC4). The letter was emailed to DPIE prior to the issue of CC4 (05/12/19).</p> <p>CC3A – Structure, Travelator: A letter from Mirvac to DPIE (21/02/20) details the consultation undertaken with the City of Sydney and the Heritage Council in relation to the listed detailed design / drawings for the travelator (CC3A). The letter was emailed to DPIE prior to the issue of CC3A on 22/09/20 (outside Audit Period).</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		5-15) Condition B31 Detailed Design Information, 30/10/19 <ul style="list-style-type: none"> Construction Certificate No. 17-209159_CC4_SSD8517_Stage 4_Architectural+Services, 05/12/19 Email with letter attached from Mirvac to DPIE, Re. Locomotive Workshops – SSD 8517 (Bays 1-4a) – Condition B39 Detailed Design Information, 21/02/20 Construction Certificate No. 17-209159_CC3a_SSD8517_Stage 3a_Travelator-Structural, 22/09/20 			
ROOF PLANT LAYOUT					
B40	The layout for the roof plant equipment is to be designed to be as compact as possible, and located centrally, to reduce visual clutter. Details are to be provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020 	This condition was noted as compliant during the 2019 IEA. The roof plant equipment layout has not been amended since the previous audit and has not required re-submission to the PCA.	Not triggered	
HERITAGE CONSULTANT					
B41	A suitably qualified and experienced heritage consultant must be	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, 	This condition was reported as compliant during the 2019 IEA.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>nominated for this project throughout the design development, contract documentation and construction of the development. The heritage consultant:</p> <p>(a) must provide input into the detailed design</p> <p>(b) shall inspect the demolition and removal of material</p> <p>(c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged</p> <p>(d) is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, adaptive reuse, recording and demolition</p> <p>(e) is to have full access to the site and is to be authorised to respond directly to Council and Heritage Council if information or clarification is required</p> <p>(f) must be satisfied that all work has been carried out in accordance with the conditions of this consent. Evidence of commission on the above terms is to be provided to the PCA prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.</p>	<p>Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020.</p> <ul style="list-style-type: none"> Letter from Curio Projects (Natalie Vinton), dated 22/05/20 confirming engagement as heritage consultant and involvement in B41. 	<p>The documentation provided for this Audit Period confirms a heritage consultant (Curio Projects) continues to be involved in the project. Curio Projects confirmed their involvement and approval of works related to the Interim Occupation Certificate for base building areas at Bays 1-4a for SSD 8517.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
HERITAGE - NEW SERVICES					
B42	The Heritage Consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the CMP. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces, must be prepared to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.	<ul style="list-style-type: none"> Letter dated 08/07/20 from Curio Projects (Natalie Vinton) to Mirvac Projects confirming consultation on new services. Email dated 08/07/20 from PCA (Rhoebec Clemente of Philip Chun & Associates) to Mirvac (Nathan McCoy, Zac Langsford) confirming satisfaction of this Condition. 	<p>Statement of Satisfaction confirms the Heritage Consultant, Curio Projects, was consulted regarding new services (i.e. electrical, hydraulic, mechanical, fire) and was provided various documents for review.</p> <p>Mirvac also provided documentation to confirm the requirements of this condition have been met to the satisfaction of the PCA.</p>	Compliant	
B42A (as modified)	The heritage consultant must be consulted regarding the installation of the photovoltaic panels on the roof of the Locomotive Workshop, to avoid any physical impacts on the heritage fabric of the Locomotive Workshop, including heritage trusses, internal roof sheeting and any historic flues or pipes. The installation of the panels is to be supervised by the heritage consultant, at periodic hold points set out by the heritage consult, and be installed around all flues, pipes and other items of heritage significance.	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD8) Condition B42A, dated 02/09/2020. Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	Modification of Development Consent was issued on 2 September 2020 and installation of the photovoltaic panels has not yet occurred.	Not triggered	
BRICK PAVING INNOVATION PLAZA					
B43	The brick paving located in Innovation Plaza, adjacent to the entry of the Locomotive Workshop	Interviews with Mirvac (Nathan McCoy, Trainee Development Manager,		Not triggered,	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	loading dock entry, is to be capable of withstanding trafficable loads up to the AS 2890 definition of a Heavy Rigid Vehicle and the proposed frequency of trucks. Details are to be provided to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate.	Zac Langsford, Assistant Development Manager), 17/09/2020.		as relevant to CC6.	
GLAZING					
B44 (as modified)	All new external glazing used for the Locomotive Workshop is to be clear. Frosted glazing is only permitted to be used in existing heritage arched windows of the Locomotive Workshop, to match surrounding frosted glazing within the same window. Where frosted glazing is to be used, the project heritage consultant must, prior to installation, verify consistency with the appearance of the existing heritage fabric.	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD 5), Condition B44, dated 12/2/2020. Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	No frosted glass has been used during the Audit Period.	Not triggered	
TENANCY FIT OUT GUIDELINES					
B45	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: (a) Bays 1 and 2 north (ground floor and mezzanine level); (b) Bays 3-4a north (ground floor);	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	This condition was reported as compliant during the 2019 IEA. No changes have been made to the tenancy fit out design guidelines since the previous audit.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(c) Bays 3-4a north (first floor); (d) Bays 3-4a south (ground floor and first floor); The guidelines are to be consistent with the visual sight line zone (as shown on the approved ground floor plan), which requires: (a) all balustrades within the zone to be semi-framed glazing (b) tenancy walls and fit outs within the zone are to be low height (maximum of 1200 mm) and open or transparent (c) tenancy walls are to be glazed and any moveable heritage items are integrated into the fit out (d) fit out items must not cover or obscure the heritage structure or equipment (e) full height walls on level 1 are to be avoided in the zone or glazed if proposed The guidelines are to require individual lighting plans for each tenancy, that are consistent with the lighting design prepared for the Locomotive Workshop. The tenant fit-out guidelines are to be prepared to ensure future tenants are aware of the cultural significance of the Locomotive Workshop, the ongoing operations of the Blacksmith who is permitted to continue to operate 24 hours a day and 7 days per week, the</p>				

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Blacksmith Plan of Management and the requirements for their on-going conservation and management. The guidelines are to be informed by the Stage 1 and final or draft Stage 2 Heritage Interpretation Plans, the ATP Conservation Management Plan and relevant NSW Heritage Division guidelines. The guidelines are to include details of lighting design to be consistent with the overall lighting design for the Locomotive Workshop.</p> <p>The Applicant must ensure all future development applications for fit-out works are consistent with the approved fit-out design guidelines.</p>				
BLACKSMITH PLAN OF MANAGEMENT					
B46	<p>A plan of management for the continued operation of the Blacksmith must be submitted and endorsed by the Secretary prior to the issue of any construction certificate. The plan of management must be prepared by the Applicant and include:</p> <p>a) the continued permitted hours of operation: 24 hours and day 7 days per week</p> <p>b) a complaint register, outlining the nature and location of complaint/s. The register must also outline what if any mitigation was undertaken by the Applicant. The</p>	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. Complaint Register, August 2020 	<p>This condition was reported as compliant during the 2019 IEA in relation to approval of the Blacksmith Operation Plan of Management.</p> <p>No complaints were made regarding the Blacksmith operations during the Audit Period, although it is noted that the Blacksmith is not currently operating. As such, the Complaints Register has not yet been submitted to the DPIE.</p> <p>The Auditors note that some entries in the Complaints Register did not specify the location of the complaint (e.g. Enquiry No. 8 & 14). Whilst this is a requirement specific to complaints related to the Blacksmith operations, it is recommended a separate column be included in the register to ensure a record of the</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	register must be provided to the Secretary every 6 months.		location of any future complaints against the Blacksmith operations are included.		
MOVEABLE HERITAGE					
B47	The conservation and management of moveable heritage items is to be informed by an experienced moveable heritage consultant with a working knowledge of the site. The placement, storage and interpretation of all moveable heritage items housed within the Locomotive Workshop is required to be finalised as part of the Stage 2 Heritage Interpretation Plan and must occur in accordance with the Heritage Impact Statement, the requirements of the Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and the Moveable Collections Management Plan (MCMP).	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	This condition was reported as compliant during the 2019 IEA. No changes have been made to the Stage 2 HIP or other noted documents since the previous audit.	Not triggered	
B48 (as modified)	The MCMP is to be updated and completed, in consultation with the Heritage Council and Council, within 12 months of the issue of the first Construction Certificate for the 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.	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD 5), Condition B44, dated 12/2/2020 	Condition B48 has been deleted and details moved to Condition E26. Refer to Condition E26.	Not applicable	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
PART C PRIOR TO COMMENCEMENT OF WORKS					
NOTIFICATION OF COMMENCEMENT					
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.		This condition satisfied in the prior audit period and was reported as compliant in the 2019 IEA.	Not triggered	
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. Email from Mirvac to DPIE re SSD 8517 – Condition 2 Notice of Commencement of Stage 3 Works, 11/10/19. Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 07/09/2020, Re: Condition A13 Non-compliance notification (for Condition C2). Letter from Mirvac (Zac Langsford) to DPIE (Compliance team) dated 18/06/2020, Re: Condition A13 Non- 	<p>Mirvac advised that notification of commencement of works is communicated to the DPIE through the letter sent by the PCA to inform that a construction certificate has been issued for specific works and also by a Notice of Commencement letter sent by Mirvac for each 'major' stage of work (e.g. Stage 3, Stage 4 etc). The Auditors observe that the PCA's letter does not notify the DPIE of the intended date for commencement of construction and notification must be sent separately and 48 hours in advance of the commencement, which is usually the same day as when the CC is issued. Notification to DPIE for sub-stages of work (e.g. 2a, 4a, 4b, 5a) was not made as these were considered approved under the parent-stage of works.</p> <p>Mirvac notified DPIE in writing of the scheduled commencement of Stage 3 Structure construction works (15 October 2019) on 11 October 2019, which was more than 48 hours in advance. However, a Condition A13 Non-compliance notification (18/6/2020) indicated that notification within the required timeframe had not occurred for Stage 4 (Services and Base Build Fit Out works), which commenced on 5/12/2019. This non-compliance was notified to DPIE on 18/06/20 and therefore, no further action is recommended.</p> <p>It is recommended that the notification deadline is captured (e.g. within the CC Program) for each stage of</p>	Non-compliant	NC4

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>compliance notification (for Compliance Report 2), Conditions C2, C5, A16.</p> <ul style="list-style-type: none"> CC Program_UPDATED.xlsx (spreadsheet listing the construction certificate milestone dates and status of works). IOC Program.xlsx (spreadsheet listing the construction certificate milestone dates and status of works) 	<p>work and DPIE are notified within the required timeframe. During the course of this Audit, Mirvac added a column, "C2 Notice", in the 'CC Program_UPDATED.xlsx' spreadsheet that provides the intended date to commence construction, as notified to DPIE. However, the actual commencement date and the date on which Mirvac notified the DPIE of the scheduled commencement of construction date are not recorded, so it is difficult to verify compliance with this Condition. In fact, it may be misleading as according to 'CC Program-UPDATED.xlsx', the 'C2 Notice' date for Stage 3 was 15/10/19 and the CC3 issue date was 17/10/19. Hence, it could be interpreted that Stage 3 commenced on 15/10/20 prior to the issue of CC3, which would be a non-compliance. For this reason, the Auditors consider that the CC Program tracking spreadsheet could be further improved to clarify the various dates and include actual dates of commencement of construction work and the date that DPIE were notified in order to demonstrate compliance.</p> <p>An Interim Occupation Certificate (IOC1) for part of Bays 1-4a was issued 26 May 2020, which is for the tenant, Top Education. Mirvac have yet to notify the DPIE of the commencement of operation for the Top Education tenancy. The Auditors understand and observed during the site visit that Top Education have not occupied the tenancy due to Covid-19. Given that the tenancy is not yet occupied, there is not a non-compliance. However, the Auditors recommend that Mirvac ensure that DPIE are notified of the intended commencement of operation / occupation for the tenancy area 48 hours in advance as the PCA issued letter notifying of the issue of the IOC does not specify commencement of operation/ occupation.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			The Auditors recommend that the IOC Program tracking spreadsheet could be further improved in the same way as the CC Program tracking spreadsheet to include the actual dates of commencement of operation / occupation and the date that DPIE were notified in order to demonstrate compliance.		
ACCESS TO INFORMATION					
C3	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in	<ul style="list-style-type: none"> 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 DA condition tracking register ("200916-C3_A16_Locomotive Workshop" spreadsheet) 	<p>The 'Construction & Development Updates' and 'South Eveleigh Construction Updates' websites continue to provide project documentation and information and are considered to generally comply with the requirements of the condition. The Auditors make the following observations and recommendations:</p> <ul style="list-style-type: none"> Recently approved consent modifications MOD4 should be provided on the website. Where consent modifications refer to revised drawings, those revised drawing should be provided on the website (e.g. Site retail plan is Revision M, not Revision P per MOD 6). Some links do not open the documents (e.g. Loading Dock Management Plan, SSD 8517 B37 Drawings Set). Check that all links are working correctly. Regular South Eveleigh heritage, construction and development updates are provided. A complaints register is available (labelled as the Locomotive Workshop Contact Register). Regular reporting of environmental performance and summary of monitoring results of the development is not specifically required or noted in plans or programs and thus Mirvac has not provided this information. The latest versions of post approval documents are not available (e.g. Pre-Construction Compliance Report and Waste Management Plan). 	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		<ul style="list-style-type: none"> Mirvac uses a 'tracking register' to ensure updates to documents that are required to be uploaded to the website are done so within the required timeframes of the relevant condition. However, the single column/field showing the "Timing" does not clearly indicate the various deadlines for uploading documents and notifying the DPIE in advance. Nor does the tracking register identify the document version so it is not possible to verify that the current version has been uploaded on the website without retrieving the document to physically check the version number against the website version. It is recommended as an improvement opportunity that Mirvac include the version number for the listed documents within the tracking register to ensure that up to date information has been uploaded. The document submission date (what the upload deadline usually hinges on), the notification deadline and upload deadline could also be included. 		
COMPLIANCE REPORTING					
C4	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
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"> Email from Mirvac to DPIE re. SSD 8517 Notice of commencement, 31 May 2019 	Mirvac have submitted two construction compliance reports since the 2019 IEA. Construction work was notified to DPIE as commencing on 04/06/19. The Auditors observe that Compliance Report 1 states that works commenced on 13/05/19, which is inconsistent with the date notified to DPIE.	Non-compliant	NC5

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Letter email from Mirvac to DPIE dated 03/03/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A16 and SSD 8449 (Bays 5-15) – Condition A16 Revisions of Strategies, Plans and Programs Letter email from Mirvac to DPIE dated 18/06/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification Mirvac, Compliance Report 1, Locomotive Workshop SSD 8517, November 2019, Revision 1, 11/11/19 Mirvac, Compliance Report 2, Locomotive Workshop SSD 8517, June 2020, Revision 1, 12/06/20 Email from DPIE to Mirvac, ATP Locomotive Workshop (Bays 1 - 4a) - Post 	<p>Based on construction commencing on 04/06/19 and in accordance with Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018), the first two construction compliance reports were due by 03/12/19 and 02/06/20. Compliance Report 1 was issued and submitted to DPIE on 11/11/19 prior to its due date but Compliance Report 2 was issued and submitted on 12/06/20, which was slightly after its due date, and was therefore, non-compliant.</p> <p>The contents of the two construction compliance reports were reviewed and it is considered that they do not fully address the following requirements of the Compliance Reporting Post Approval Requirements (Department 2018). The following information was not provided:</p> <ul style="list-style-type: none"> the date covered by the Compliance Report (reporting period being a date range); current GIS figures and shapefiles that illustrate development footprints and context; the total number of non-compliances during the reporting period; details of all non-compliances during the reporting period including: <ol style="list-style-type: none"> the relevant compliance requirement and its ID; details of the non-compliance, the date it occurred and the date it was identified; the agency, or agencies to whom the non-compliance was reported; and the proponent's response that have been, or are proposed to be, taken to address the non-compliance, including details of timing for undertaking such actions; and Previous report actions arising from a previous Independent Audit and Compliance Reports. 		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Approval Document Received - (SSD-8517-PA-11), 12/06/20	<p>The Auditors observe that Compliance Report 2 (12/06/20), did not refer to the A16 and C6 non-compliances that were notified in March 2020. It also referred to non-compliances reported in the first Independent Audit (Table B is a copy of Ramboll's Independent Audit report with some edits by Mirvac) and Compliance Report 1. The text refers to non-compliances identified in Compliance Report 1 but indicates the condition is compliant. The reporting period should be explicit and the text should reflect the occurrences relating to the reporting period, including the March 2020 non-compliances and possibly some of the June 2020 non-compliances, and not the previous reporting period.</p> <p>On the basis of the content of the Compliance Reports, the Auditors consider them to be non-compliant. The Auditors recommend that Compliance Report 3 meets all of the requirements of the Compliance Reporting Post Approval Requirements (Department 2018).</p>		
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"> Letter email from Mirvac to DPIE dated 11/03/20, Re. Locomotive Workshops - SSD 8517 (Bays 1-4a) – Condition A13 and SSD 8449 (Bays 5-15) – Condition A13 Non-Compliance Notification Letter email from Mirvac to DPIE dated 18/06/20, Re. Locomotive Workshops - SSD 8517 (Bays 1- 	<p>The 2019 IEA recommended that Mirvac update the development's public website to make available the latest version of the Pre-Construction Compliance Report and ensure that DPIE are notified at least 7 days prior to updating or placing new Compliance Reports on the public website. The version of the Pre-Construction Compliance Report on the public website is still version 1, indicating that this non-compliance from the 2019 IEA has not been actioned and is therefore, ongoing. The Auditors recommend that the latest version of the Pre-Construction Compliance Report be made available on the public website.</p> <p>Construction Compliance Report 1 and Compliance Report 2 were submitted to DPIE on 11/11/19 and 12/06/20, respectively. Therefore, they should have</p>	Non-compliant	NC6

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		4a) – Condition A13 and SSD 8449 (Bays 5-15) Condition A13 Non-Compliance Notification	<p>been made publicly available by 10/01/20 and 11/08/20, respectively.</p> <p>Mirvac notified DPIE on 11/03/20 that Compliance Report 1 had not been made publicly available (therefore, it was overdue). On this basis, this condition is considered non-compliant.</p> <p>The Auditors observe that notification prior to publication is required to be at least 7 days prior to publication. Mirvac indicated to DPIE on 18/06/20 that they notified DPIE on 17/06/20 that they would make Compliance Report 2 publicly available within 60 days of its submission. The Auditors consider this notification to be compliant although it is not clear whether the report would be made publicly available at least 7 days after they had notified report of its pending publication. The Auditors observe that Compliance Report 1 and Compliance Report 2 are available on the public website (https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates).</p> <p>Mirvac advised that they do not record when documents are made publicly available on the project website and it is not shown on the website. Excel spreadsheet '200916 - C3_A16_Locomotive Workshop.xlsx' indicates when "Access to Information" documents are made "Available", it does not record the dates when that happened. Therefore, the Auditors cannot verify if the Compliance Reports were made publicly available within 60 days of the reports being submitted to DPIE and whether DPIE were notified at least 7 days prior to their actual publication. It is considered that this is not satisfactory if evidence cannot be provided to demonstrate compliance.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			The Auditors recommend that Mirvac implement a system of recording when documents are made publicly available and consider how to ensure that Compliance Reports are made publicly available within the required timeframe (i.e. within 60 days of submission to DPIE and at least 7 days after notifying DPIE that they were to be made publicly available) and that the DPIE are notified accordingly.		
INDEPENDENT AUDIT					
C7	No later than 4 weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
C8	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department under condition C7 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> Ramboll Australia Pty Ltd, 2019 Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, 16/10/19 Email from Mirvac to DPIE, Re: Locomotive Workshop (SSD 8517) Conditions C8 & C9 - Independent Audit Report, 22/10/19 	The 2019 IEA and this 2020 Independent Audit have been carried out in accordance with Condition C8. Construction work commenced on 04/06/19 and therefore, the first Independent Audit was due to be submitted by 22/10/19. Mirvac submitted the 2019 Independent Audit to DPIE on 22/10/19.	Compliant	
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	<ul style="list-style-type: none"> Email from Mirvac to DPIE, Re: Locomotive Workshop (SSD 8517) Conditions C8 & C9 - Independent Audit Report, 22/10/19 	Mirvac submitted a response to the 2019 Independent Audit to DPIE on 22/10/19. The response is considered to meet the Independent Audit Post Approval Requirements (Department 2018). Mirvac notified DPIE that that they would make the 2019 IEA report and Mirvac's response available on the South	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.	<ul style="list-style-type: none"> Mirvac, Mirvac Response to Independent Environmental Audit, SSD 8517 Locomotive Workshop – Bays 1-4A, October 2019, 21/10/19. Email from Mirvac to DPIE, Re: SSD 8517 & SSD 8449 - Condition C9 (Independent Audit), 08/11/19 	<p>Eveleigh website after Monday 18th November, which met the requirements. The Auditors observe that the 2019 Independent Audit and Mirvac's response are available on the project website (https://southeveleigh.mirvac.com/about/locomotive-workshop/development-updates).</p> <p>Mirvac advised that they do not record when documents are made publicly available on the project website and it is not shown on the website. Therefore, the Auditors cannot verify if the 2019 Independent Audit Report was made publicly available within 60 days of the report being submitted to DPIE. There is no evidence to suggest that this was not done. However, the Auditors recommend that Mirvac implement a system of recording when documents are made publicly available.</p>		
COMMUNITY COMMUNICATION STRATEGY					
C10	The Community Communication Strategy prepared and approved under SSD 7317 shall be updated in consultation with the Community Liaison Group and heritage consultant/s and or expert/s (Condition B10) to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the previous audit.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C11	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<ul style="list-style-type: none"> As for Condition C10 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the previous audit.	Not triggered	
C12	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month prior the commencement of any work.	<ul style="list-style-type: none"> As for Condition C10. 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the previous audit.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C13	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> Same as for Condition C10. 	This condition was noted as compliant during the 2019 IEA. No changes have been made to the Community Consultation Strategy since the previous audit.	Not triggered	
C14	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	Mirvac advised that the Community Communication Strategy continues to be implemented throughout the duration of the project. Based on interviews conducted, the Auditors are satisfied this condition is being met.	Compliant	
COMPLIANCE					
C15	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Interviews with Mirvac (Chris Callaghan, Project Manager & John Tsaousidis, Senior HSE Officer) on 19/9/2020. Site Specific Induction_Rev8_060720.pptx Daily Site Activities Briefing 170920.pptx Scope of works, Quantum Fitout, Trade: Painting, Revision A, 12/06/20 	<p>Employees and contractors continue to be made aware of the Consent Conditions and their obligations during Induction. Additional site-specific induction training is then provided by the HSE Officer/ team or other trainers, as relevant, depending on specific roles. The Site Specific Induction_Rev8_060720 notes that no noisy works are to be conducted during certain hours. A reminder to not dispose of hazardous substances or chemicals in waste bins is included in the Daily Site Activities Briefing.</p> <p>Contractors are also notified of their obligations to comply with Consent Conditions during the tender process where a copy of the Development Consent is provided as part of the tender documentation, and specific conditions may be included in the scope of works. The Auditors sighted an example tender document that including working hours and noise compliance requirements.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
UTILITY SERVICES					
C16	Prior to the commencement of work, the Applicant is to obtain written approval from the utility authorities (electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
HOARDING					
C17	A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: (a) architectural, construction and structural details of the design as well as proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	commencement of construction works on site.				
GEOTECHNICAL REPORTS					
C18	Prior to the commencement of any excavation works on site, the Applicant shall submit to the PCA, the results of a detailed geotechnical investigation on the site. The report is to address such matters as: (a) appropriate drilling methods and techniques (b) vibration management and monitoring (c) dilapidation survey (d) support and retention of excavated faces (e) hydrogeological considerations. The recommendations of the report are to be implemented during the course of the works.		This Condition was completed and considered compliant in the 2019 IEA. No further geotechnical assessments have been conducted.	Not triggered	
ARCHAEOLOGY					
C19	If any unexpected archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Planning Secretary.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) on 17/9/2020. 	No unexpected archaeological relics or Aboriginal objects were uncovered during the Audit Period.	Not triggered	
C20	If any unexpected Aboriginal objects are uncovered during the course of construction, all work shall	<ul style="list-style-type: none"> As for Condition C19 	As for Condition C19	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
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"> Archival Recording Report, Locomotive Workshops (Bays 1-4A), Eveleigh Precinct, 24 March 2020 prepared by Curio Projects. Email dated 24/03/20 from Mirvac (Philippa Williams) to DPIE (Amy Watson, Emily Dickson), Council (Priyanka Misra, Amy Douglas) & Heritage NSW (David Nix, Hendry Wan) re submission of final archival record (for works to Feb 2020). 	An archival record report was prepared by Curio Projects for the discovery of historical sub surface archaeology/ features (e.g. rail tracks, historic pipes, brick arch and footings) encountered during construction works from September 2019 to February 2020. The report was submitted to DPIE, Council and Heritage NSW on 24 March 2020, prior to the first Occupation Certificate (Interim, endorsed 26 May 2020).	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
DISCOVERY OF ABORIGINAL HERITAGE					
C22	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	Refer Condition C19. No new Aboriginal objects were found during the Audit Period.	Not triggered	
HERITAGE – ARCHIVAL RECORD					
C23	A photographic archival recording of all areas of Bays 1 – 4a within the Locomotive Workshop must be prepared prior to the commencement of works, and following completion of works to Bays 1 – 4a, in accordance with the NSW Heritage Division publication 'How to prepare archival records of heritage items and Photographic	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	<p>This condition was reported as compliant during the 2019.</p> <p>The works are ongoing and when all works are completed, Mirvac advised that a final photographic archival record will be prepared.</p>	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	recording of Heritage Items using Film or Digital Capture'.				
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"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	This condition was reported as compliant during the 2019 Audit. Mirvac advised that no significant fabric required removal during the Audit Period.	Not triggered	
PRESERVATION OF SURVEY MARKS					
C25	All works in City of Sydney Council streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark. A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	
PROTECTION OF SURVEY INFRASTRUCTURE					
C26	Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the		This Condition was completed and considered compliant in the 2019 IEA.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
PART D DURING CONSTRUCTION					
DEMOLITION					
D1	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.		The work plans and the statement of compliance were complete and considered compliant in the 2019 IEA. Demolition was complete at the time of this Audit; therefore, the Auditors cannot verify that all work complied with the work plans; however, the Auditors have no reason to believe the condition has not been complied with.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
CONSTRUCTION HOURS					
D2	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:30 am and 5:30 pm, Mondays to Fridays inclusive; and (b) between 7:30 am and 3:30 pm, Saturdays.	<ul style="list-style-type: none"> Construction site notices Interview with Mirvac personnel on 17/09/20 Scope of works, Quantum Fitout, Trade: Painting, Revision A, 12/06/20 	Construction hours are specified in Scope of Works for contractors. There is no evidence to indicate that Condition D2 is not being adhered to.	Compliant	
D3	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 Scope of works, Quantum Fitout, Trade: Painting, Revision A, 12/06/20 	Construction hours are specified in Scope of Works for contractors. There is no evidence to indicate that Condition D2 is not being adhered to.	Compliant	
D4	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 		Not triggered.	
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			Not triggered.	
D6 (as modified, SSD 8517 MOD 2)	Deleted				
REMEDIATION					
D7	The Proponent shall undertake the remediation works in accordance with the recommendations of the	<ul style="list-style-type: none"> Australian Technology Park Remedial Action Plan, 51142/104280 	Remediation is being carried out in stages to facilitate progressive occupation of parts of the bays. A marked-up drawing of the ground floor plan of the Locomotive	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	<p>(Revision 0), JBS&G Australia Pty Ltd, 15/06/16</p> <ul style="list-style-type: none"> 200911_Validation Staging Ramboll, Site Audit Report, Stage 1A (Bays 1-4A) of Locomotive Workshop, Eveleigh, 12/05/20 Ramboll, Site Audit Report, Stage 1B (Bays 3 and 4A South) of Locomotive Workshop, Eveleigh, 18/06/20 Ramboll, Site Audit Report, Stage 1C (Bays 1, 2 and 4 South) of Locomotive Workshop, Eveleigh, 04/09/20 JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1C (Bays 1, 2 and 4 South) Validation Report: South Eveleigh Precinct, 51142/131361 Rev 0, 07/08/20 Letter from JBS&G to Mirvac, Re. Addendum to Remedial Action Plan – Heritage Item 	<p>Workshop indicates the validation stages and timing for the remediation works. Validation of the remediation works is being carried out in six stages: Stages 1A to 1E; and a Travelator stage, of which three stages (1A to 1C) were completed during the Audit Period.</p> <p>Three Site Audit Reports (SARs) have been issued for Stages 1A to 1C by EPA Accredited Site Auditor 1505 (Site Auditor). The Site Auditor found that "the remedial works undertaken were appropriate and generally in accordance with the RAP [and RAP Addendum, in the case of the Stage 1C SAR], and the validation undertaken was suitable to demonstrate this".</p> <p>The Stage 1C SAR indicates that an addendum to the RAP (RAP Addendum) was prepared in March 2020. The RAP Addendum is contained in Appendix D of the JBS&G Stage 1C Validation Report. In the Stage 1C SAR, Section 11.3, the Site Auditor states that he "reviewed the RAP Addendum during the course of the Audit, which was updated in response to the Auditor's comments. The revised capping strategy presented in the RAP Addendum for areas surrounding retained heritage items was considered by the Auditor to be appropriate." On this basis, the Auditors consider that the RAP Addendum was prepared in consultation with the Site Auditor and effectively approved by him, in compliance with Condition D7.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Capping Requirements, 09/03/20			
WASTE CLASSIFICATION AND DISPOSAL					
D8	The Applicant must ensure that all waste generated by the development is classified and disposed of in accordance with the EPA's Waste Classification Guidelines 2009. These Guidelines may indicate the material will need to be immobilised prior to disposal. If this is the case, the Applicant must apply to the EPA for a site-specific immobilisation approval.	<ul style="list-style-type: none"> Ramboll, Site Audit Report, Stage 1A (Bays 1-4A) of Locomotive Workshop, Eveleigh, 12/05/20 Ramboll, Site Audit Report, Stage 1B (Bays 3 and 4A South) of Locomotive Workshop, Eveleigh, 18/06/20 Ramboll, Site Audit Report, Stage 1C (Bays 1, 2 and 4 South) of Locomotive Workshop, Eveleigh, 04/09/20 	<p>The Site Auditor reviewed waste management undertaken during the remediation works including waste classification processes (Section 15.5 of the SARs). The Site Auditor found that "waste management that was assessed as part of the remedial works was undertaken in accordance with the relevant guidelines [including the NSW EPA (2014) <i>Waste Classification Guidelines, Part 1: Classifying Waste</i>] and regulations, as well as the requirements of Condition D8 of the SSD".</p> <p>Mirvac advised that immobilisation of waste has not been required.</p> <p>The Auditors consider that the review conducted by the Site Auditor meets the requirements of this Condition.</p>	Compliant	
UTILITIES					
D9	The Applicant shall be responsible for all public utility adjustment/ relocation works, necessitated by the development and as required by the various public utility authorities and/ or their agents.		This Condition was completed and considered compliant in the 2019 IEA. Mirvac advised that no further utility adjustment / relocation works have been necessitated by the development or required by public utility authorities and/or their agents.	Not triggered	
CONSTRUCTION NOISE CRITERIA					
D10	The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change,	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy & Chris Callaghan) on 17/9/2020. Complaints Register, August 2020. 	The previously installed four noise and vibration monitors at Bay 14 continue to be used with an auto-alert (via email) being sent to the Mirvac Project Manager when noise levels are greater than 50dBA. Mirvac advised that usually one alert a week is received and actions will be taken to investigate any excessive noise. Five noise complaints have been received from	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	2009) or within the noise limits predicted in the applicant's Noise and Vibration Report that formed part of the EIS. All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the approved CNVMP.	<ul style="list-style-type: none"> Example of a Noise Alert email, 14/09/2020. 	the existing tenant at Bay 14; however, these related to works under SSD 8449.		
D11	Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.	<ul style="list-style-type: none"> As for Condition D10. 	As for Condition D10	Compliant	
D12	All work, including demolition, excavation and building work must comply with the Australian Standard 2436-2010 'Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites' or this consent where different.	<ul style="list-style-type: none"> As for Condition D10. 	As for Condition D10	Compliant	
SAFE WORK AUSTRALIA REQUIREMENTS					
D13	To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Safe Work Australia requirements.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager & Chris Callaghan, Project Manager) on 17/9/2020. Site visits on 17 September 2020. 	Mirvac advised there continues to be: <ul style="list-style-type: none"> 24 hr, 7 days/week security patrols for the South Eveleigh precinct including the Locomotive Workshops. The security office is based in Building 2, across the street from the Locomotive Workshops. There have been no notifiable incidents reported to SafeWork NSW. 	Compliant	

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		<ul style="list-style-type: none"> Pre-start topics notice for 17/9/2020. 	The Auditors observed during the site inspection that the site entrances were secured with boom gates and traffic three controllers were available (at the main vehicle entrance to the site and two within the development). Safe work processes were also noted to be in place, such as weekly HSE inspections and daily pre-start notices used to inform workers of safety alerts, safety risks and scheduled works occurring for the development.		
HAZARDOUS AND INDUSTRIAL WASTE					
D14	Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the Office of Environment and Heritage and the NSW Work Cover Authority pursuant to the provisions of the following: (a) Protection of the Environment Operations Act 1997; (b) Protection of the Environment Operations (Waste) Regulation 2014; (c) Waste Avoidance and Recovery Act 2001; and (d) Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.	<ul style="list-style-type: none"> As for Condition D8. 	The Site Auditor's review of waste classification and management in accordance with Condition D8 included review of hazardous and/or industrial wastes, such as the asbestos contaminated wastes.	Compliant	
COVERING OF LOADS					
D15	All vehicles involved in the excavation and/ or demolition process and departing from the property with materials, spoil or loose matter must have their loads	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 Site visit observations on 17/09/20 	Excavation and demolition works had been completed and therefore, there were no truck movements observed during the site visit.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	fully covered before entering the public roadway.		Mirvac advised that they ensure the waste skip bins are covered before leaving site. There is no evidence to suggest that this is not the case.		
VEHICLE CLEANSING					
D16	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 Site visit observations on 17/09/20 Harris Page & Associates Pty Limited, Hydraulic Services Sediment and Erosion Control Plan, HPA-HY-DWG-BB-B4-3800, Rev 01, 22/11/19 JBS&G Australia Pty Ltd, Waste Management Plan, 51142/125177 Rev 3, 21/10/19 	<p>Excavation and demolition works had been completed and therefore, there were no truck movements or need to clean vehicles exiting the site at the time of the site visit.</p> <p>The 2019 IEA recommended as an opportunity for improvement that the Erosion and Sediment Control Plan be reviewed and update if required to reflect the sediment control measures that were current at the time of the 2019 IEA site inspections. A later version of the plan was reviewed and more accurately reflect the control measures in relation to bunding that were in place at the time of the 2019 IEA.</p>	Compliant	
NO OBSTRUCTION OF PUBLIC WAY					
D17	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Secretary to stop all work on site.	<ul style="list-style-type: none"> Site visit observations 17/09/20 	<p>The Auditors observed that the public ways, including Locomotive Street, Innovation Plaza and the walkways along Locomotive Street and the railway line, were not obstructed.</p> <p>Three full-time traffic controllers are engaged by Mirvac to manage the traffic and pedestrians to ensure the safety of pedestrians and the public ways are not obstructed.</p>	Compliant	
BUNDING					
D18	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards,	<ul style="list-style-type: none"> Site visit observations on 17/09/20 	<p>Mirvac advised that contractors are responsible for storing the hazardous chemicals that they use.</p> <p>The Auditors did not observe any chemical storages located in Bays 1-4a during the site visit.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	EPL requirements and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.				
SITE NOTICE					
D19	<p>A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>(a) minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;</p> <p>(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p> <p>(c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</p> <p>(d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<ul style="list-style-type: none"> Site visit observations on 17/09/20 	The Auditors observed that site notices meeting the requirements of Condition D19 were prominently displayed at the main site personnel and vehicle entrances.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS					
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"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	As noted for Conditions C19-C21, subsurface archaeology/ features (e.g. rail tracks, historic pipes, brick arch and footings) were identified in Bays 1-4a and works ceased immediately. An archival record report was prepared by Curio Projects and submitted to DPIE, Council and Heritage NSW on 24 March 2020.	Compliant	
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS					
D21	If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the Office of Environment and Heritage informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works shall not recommence until written authorisation from Office of Environment and Heritage is received by the Applicant.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	No new Aboriginal objects were found during the Audit Period.	Not triggered	
PROTECTION OF TREES					
D22	No street trees within the Public Way are to be trimmed or removed unless it forms a part of this development consent or prior	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 	Mirvac advised that no street trees were trimmed or removed during the Audit Period.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	written approval from the relevant Authority is obtained or is required in an emergency to avoid the loss of life or damage to property.				
D23	All street trees within the Public Way shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of the relevant Authority.	<ul style="list-style-type: none"> Site visit observations on 17/09/20 	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 considered to be adequately protected.	Compliant	
D24	All trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.	<ul style="list-style-type: none"> Site visit observations on 17/09/20 	The trees located within the eastern Work Zone were observed to be protected with barrier guards.	Compliant	
HOARDING REQUIREMENTS					
D25	The following hoarding requirements shall be complied with: (a) No third party advertising is permitted to be displayed on the subject hoarding/fencing. (b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	<ul style="list-style-type: none"> Site visit observations on 17/09/20 	The Auditors observed that no third-party advertising or graffiti were present on the hoarding.	Compliant	
ROOF LANTERNS					
D26	Any removed roof lanterns must be securely stored for future use.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, 	Documentation provided confirmed that roof lanterns were removed, temporarily stored (at Bay 3 South or	Compliant	

Table A: Compliance with SSD 8517					
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		Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. <ul style="list-style-type: none"> Photographs of lanterns (in situ, stored, re-installed). Example record for removed lanterns. 	Bay 5) and recorded. Some lanterns in poor condition were cleaned and/or repaired (e.g. old wiring, rusty) before re-installation. Most lanterns have been re-installed with a small batch still in storage at Bay 3.		
PAVING MATERIALS					
D27	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".			Not triggered	
SURVEY CERTIFICATE					
D28	A Survey Certificate prepared by a Registered Surveyor must be submitted to the PCA at the completion of the building works certifying the location of the building in relation to the boundaries of the allotment.			Not triggered	
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
PROTECTION OF PUBLIC INFRASTRUCTURE					
E1 (as modified,	Unless the Applicant and the applicable authority agree	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, 	The first use for Bays 5-15 (excluding existing tenant in Bay 14) is likely to commence in April 2021.	Not triggered	

Table A: Compliance with SSD 8517					
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SSD 8517 (MOD 5))	otherwise, prior to commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020.			
REMEDATION AND SITE VALIDATION					
E2	Within 6 months of the completion of the remediation works on site, and prior to the issue of any Occupation Certificate, the Applicant shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA, the Planning Secretary, the Certifying Authority, and the Council. The validation and audit process may occur progressively to the satisfaction of the site auditor. 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.	<ul style="list-style-type: none"> 200911_Validation Staging Interview with Mirvac and JBS&G personnel on 17/09/20 JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1A (Part Bays 1-4A) Validation Report: South Eveleigh Precinct, 51142/128877 Rev 1, 17/04/20 JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1B (Bays 3 and 4A South) Validation Report: South Eveleigh Precinct, 	<p>Remediation of the Locomotive Workshop is being carried out in six stages of which three stages (1A to 1C) were completed in Bays 1-4a during the Audit Period. The Site Auditor sought and received (on 10/06/20) confirmation from the EPA that the EPA had no objection to the Site Auditor progressively signing off on stages of the Locomotive Workshop as they are completed and demonstrated to be suitable for the proposed use. The Auditors observe that the remediation stages do not align directly with the construction stages (Condition A23). SARs, including Section A2 Site Audit Statements (SASs) were issued as follows:</p> <ul style="list-style-type: none"> SAR – Stage 1A – Bays 1-4a – 12/05/20 SAR – Stage 1B – Bays 3 and 4a South – 18/06/20 SAR – Stage 1C – Bays 1, 2 and 4 South – 04/09/20 <p>The Stage 1A SAR/SAS and Validation Report were submitted to the EPA, the DPIE, the City of Sydney and the PCA on 12/05/20, which was prior to the issue of IOC1 (26/05/20), which related to the validated Stage 1A area only.</p>	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the EPA to issue Site Audit Statements.</p> <p>The site auditor must also verify that any excavated material disposed off-site, has been appropriately classified, validated, managed and the relevant approvals obtained in accordance with the relevant legislation and any relevant approved materials management plan/s.</p> <p>On completion of remediation works, the Council shall be notified in accordance with the relevant requirements of Clauses 17 and 18 of SEPP 55 - Remediation of Land.</p>	<p>51142/130049 Rev 0, 02/06/20</p> <ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1C (Bays 1, 2 and 4 South) Validation Report: South Eveleigh Precinct, 51142/131361 Rev 0, 07/08/20 Ramboll, Site Audit Report, Stage 1A (Bays 1-4A) of Locomotive Workshop, Eveleigh, 12/05/20 Ramboll, Site Audit Report, Stage 1B (Bays 3 and 4A South) of Locomotive Workshop, Eveleigh, 18/06/20 Ramboll, Site Audit Report, Stage 1C (Bays 1, 2 and 4 South) of Locomotive Workshop, Eveleigh, 04/09/20 Email from Mirvac to the EPA, Re: SSD 8517 (Condition E2) - Remediation and Site Validation, 12/05/20 Email from Mirvac to the City of Sydney, 	<p>The Stage 1B SAR/SAS and Validation Report were submitted to the EPA, the DPIE, the City of Sydney and the PCA on 19/06/20.</p> <p>The Stage 1C SAR/SAS and Validation Report were submitted to the EPA, the DPIE, the City of Sydney and the PCA on 04/09/20.</p> <p>Occupation Certificates have not yet been issued for the Stage 1B and Stage 1C areas.</p> <p>The Auditors consider that the SARs/SASs issued for Stages 1A, 1B and 1C during the Audit Period meet the requirements of Condition E2 and note that parts of Bays 1-4a will be validated in Stage 1E and a Travelator stage, which are scheduled to be completed by March 2021.</p> <p>The Auditors consider completion of remediation to be the issue of the SAS and that the timing of provision of the SAS/SARs and Validation Reports to the relevant authorities was compliant with the condition.</p> <p>The Auditors also consider that the provision of the SAS/SARs and Validation Reports to Council and DPIE satisfied requirements of Clauses 17 and 18 of SEPP 55 - Remediation of Land.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Re: Locomotive Workshop - SSD 8517 Condition E2 (Remediation and Site Validation), 12/05/20 <ul style="list-style-type: none"> Email from DPIE to Mirvac, Re: ATP Locomotive Workshop (Bays 1 - 4a) - Post Approval Document Received - (SSD-8517-PA-10), 12/05/20 Philip Chun, Occupation Certificate No. 17-209159_SSD8517_IOC 1, including Attachment 45 records, 26/05/20 			
CONTAMINATION - LONG TERM ENVIRONMENTAL MANAGEMENT PLAN					
E3	Prior to the issue of the first Occupation Certificate for Bays 1 – 4a, the Applicant shall prepare and implement a Long Term 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:	<ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive Workshop Stage 1A (Part Bays 1-4a) Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/128876 Rev 0, 25/03/20, Rev 2, 17/04/20 JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A and 1B Long Term 	Remediation stages 1A, 1B and 1C were completed within the Audit Period and the PCA issued IOC1 which related to the Stage 1A area only. Three LTEMPs were prepared by JBS&G and provided to the EPA Accredited Site Auditor for review. The Auditors consider completion of remediation to be the issue of the SAS and that the timing of provision of the LTEMPs to the Site Auditor was compliant with the condition. The Site Auditor reviewed the LTEMPs and in Table 14.1 of the SARs stated that the LTEMPs addresses the requirements of Condition E3. The Auditors reviewed the LTEMPs and agree that the requirements of Condition E3 have been met. As an	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(a) a description of the nature and location of any contamination remaining on site;</p> <p>(b) provisions to manage and monitor any remaining contamination;</p> <p>(c) a groundwater monitoring program to assess the potential impact of fill material placed below ground water;</p> <p>(d) mechanisms to report results to relevant agencies;</p> <p>(e) triggers that would indicate if further remediation is required; and</p> <p>(f) details of any contingency measures that the Applicant would carry out to address any ongoing contamination.</p> <p>Upon completion of the remediation works, the Applicant shall manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by the EPA under the CLM Act.</p>	<p>Environmental Management Plan, South Eveleigh Precinct, 51142/130048 Rev 0, 02/06/20</p> <ul style="list-style-type: none"> JBS&G Australia Pty Ltd, Locomotive Workshop Stages 1A, 1B and 1C Long Term Environmental Management Plan, South Eveleigh Precinct, 51142/131290 Rev 0, 07/08/20 Ramboll, Site Audit Report, Stage 1A (Bays 1-4A) of Locomotive Workshop, Eveleigh, 12/05/20 Ramboll, Site Audit Report, Stage 1B (Bays 3 and 4A South) of Locomotive Workshop, Eveleigh, 18/06/20 Ramboll, Site Audit Report, Stage 1C (Bays 1, 2 and 4 South) of Locomotive Workshop, Eveleigh, 04/09/20 Philip Chun, Occupation Certificate 	<p>opportunity for improvement, the Auditors recommend that future LTEMPs:</p> <ul style="list-style-type: none"> Include discussion of SSD 8517 regulatory requirements including Condition E3 and other conditions that are relevant (e.g. A11 and A13 relating to incident and non-compliance notification); More clearly define the roles of the two relevant authorities, DPIE and Council, particularly in relation to maintaining the physical barrier which is part of the base building and subject to SSD 8517 requirements; and Include updated reference to planning certificates issued under the <i>Environmental Planning and Assessment Act 1979</i> (Section 5.2 of LTEMPs refer to Section 149 planning certificates that are now Section 10.7 planning certificates). <p>At the time of the Audit, the LTEMP requirements to carry out the six-monthly ambient air monitoring or capping arrangement inspection had not yet been triggered.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		No. 17-209159_SSD8517_IOC 1, including Attachment 45 records, 26/05/20			
HERITAGE INTERPRETATION					
E4	Within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, the Applicant shall implement the proposals and recommendations of the approved Stage 2 Heritage Interpretation Plan for the Locomotive Workshop, including the physical elements and digital elements associated with the travelator.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 	The Interim Occupation Certificate was issued for Bays 1-4a on 26 May 2020. Mirvac will implement the Stage 2 HIP by May 2021.	Not triggered	
E5	Future development applications must ensure that fit out works are consistent with the approved Stage 2 Heritage Interpretation Plan.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. Heritage Impact Statement, The Grounds – Bays 3-4a South Locomotive Workshops, prepared by Curio Projects (for ACME), 13 March 2020. Heritage Impact Statement RE' Cocktail 	Mirvac advised that tenants are required to follow the Mirvac tenant fit-out guidelines but each tenant is responsible for obtaining their own development consent and construction certificate. Five tenants have already submitted a development application and associated Heritage Impact Statement (HIS). The HISs have been prepared by Curio Projects (the heritage consultant used by Mirvac) which allows for alignment with the heritage objectives for the Locomotive Workshops. The Auditors reviewed a sample of HISs to confirm that these have been prepared with reference to the Mirvac HIS, heritage impact plan and tenancy fit-out guidelines.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Bar, Locomotive Workshops Bays 8/9 Annex, prepared by Curio Projects (for Drinkslab), 24 August 2020.			
ONGOING CURATION, INTERPRETATION AND CONSERVATION					
E6	Within 12 months of the issue of the first occupation certification, the applicant must prepare a strategy in consultation with the Heritage Council and Council in regard to the on-going management of the cultural heritage tourism initiatives including curatorial programs, interpretation updates, and repairs and maintenance to moveable heritage assets. The strategy must include detail of ongoing funding.	<ul style="list-style-type: none"> Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	Mirvac advised that a draft strategy has been prepared although has not yet included consultation with Heritage NSW or Council. The strategy is required to be completed by May 2021 for SSD 8517.	Not triggered	
SYDNEY WATER COMPLIANCE					
E7	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.	<ul style="list-style-type: none"> Sydney Water, Subdivider / Developer Compliance Certificate, Case No. 184357, 20/05/20 	A Section 73 Compliance Certificate was issued on 20/05/20.	Compliant	
OCCUPATION CERTIFICATE					
E8	An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 	An Interim Occupation Certificate for Bays 1-4a (SSD 8517) was issued by the PCA on 26 May 2020. However, no tenants have commenced occupation of Bays 1-4a. Top Education have fitted out the top floor of Bays 1-4a and were to have started occupation however this has been delayed due to Covid-19. Another tenant (Body Fit) is due to start occupancy of Bay 3 (level 1) in early October 2020.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 			
PUBLIC DOMAIN WORKS					
E9 (as modified)	<p>The works to the public domain are to be completed in accordance with the approved public domain plan and as shown in the Civil Works Staging Plan, Rev 4, prepared by Mirvac, dated 21/01/2020. Staging is as follows</p> <ul style="list-style-type: none"> Innovation Plaza: prior to the commencement of the use of Bays 1 & 2 Locomotive Street Stage 1: prior the commencement of the use of Bays 3-4a (ground level) Locomotive Street Stage 2: prior to the commencement of the use of Bays 5-15. 	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD 5), Condition E9, dated 12/2/2020 Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. 		Not triggered	
MECHANICAL VENTILATION					
E10	<p>Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificate, that the installation and performance of the all mechanical systems complies with:</p> <p>(a) the BCA;</p>	<ul style="list-style-type: none"> Philip Chun, Occupation Certificate No. 17-209159_SSD8517_IOC 1, including Attachment 45 records, 26/05/20, with the following attachments: 	<p>The two Installation Compliance Certificates attached to IOC1 address the requirements of the BCA, AS1669 Condition E10 and Fire Engineering Requirements. They were both issued on or by 20/05/20 and provided to the PCA for consideration and inclusion in IOC1. On this basis, the Auditors consider that Condition E10 is compliant.</p>	Compliant	

Table A: Compliance with SSD 8517					
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	(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).	<ul style="list-style-type: none"> Installation Compliance Certificate, Retail Bays 1 to 4a Mechanical Services, including Part J Mechanical Ventilation of BCA, 12/05/20 Installation Compliance Certificate, Retail Bays 1 to 4a Mechanical Services, including Mechanical Ventilation Services, 20/05/20 			
TRAVEL DEMAND MANAGEMENT					
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; (b) Encourage high modal share for public transport, cycling and walking	<ul style="list-style-type: none"> Email from TfNSW (David Surplice) to Mirvac (Nathan McCoy), Re: SSD 8517/ SSD 8449 (Locomotive Workshop) – Work Place Travel Plan, 13/02/20. Letter from DPIE (Anthony Witherdin) to Mirvac (Nathan McCoy), re approval of Workplace Travel Plan for SSD 8517 (Bays 1-4a), 02/03/20. 	<p>The Work Place Travel Plan was submitted to DPIE on 13 February 2020 and approved on 2 March 2020. DPIE approval was granted before the issue of the first (interim) Occupation Certificate for SSD 8517 (endorsed on 26 May 2020).</p> <p>Documentation provided confirms TfNSW was consulted during the preparation of the Work Place travel Plan, and comments incorporated into the final plan.</p> <p>The Auditors reviewed the Work Place Travel Plan and confirm it addresses items a) to h) of this Condition.</p> <p>Mirvac advised that the Work Place Travel Plan will be issued to all tenants when they start trading. The Plan has not yet been issued as there are no tenants currently trading.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	<ul style="list-style-type: none"> Workplace Travel Plan – Locomotive Workshop, South Eveleigh, Reference N183400, Issue B, 07/02/2020 prepared by GTA Consultants (NSW) Pty Ltd. 			
POST CONSTRUCTION DILAPIDATION REPORT					
E12 (as modified in SSD 8517 MOD 5)	Prior to commencement of the first use of the commercial bays (Bays 5-15) of 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,			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	infrastructure and roads, the PCA must: (c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (e) a copy of this report is to be forwarded to the Secretary and each of the affected property owners.				
FIRE SAFETY CERTIFICATION					
E13	Prior to the issue of the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and PCA and be prominently displayed in the building.	<ul style="list-style-type: none"> Interim Fire Safety Certificate (Bays 1-4a), 25/05/2020. Email from PCA (Frank de Pasqual) to Fire & Rescue NSW re: Fire Safety Report (FFSR) Inspection – 2 Locomotive St Eveleigh, 12/05/2020. Site inspection 17/09/2020. 	<p>Documentation provided confirms a Fire Safety Certificate was obtained on 15 May 2020 for Bays 1-4a, prior to the issue of the Interim Occupation Certificate on 26 May 2020.</p> <p>Mirvac advised that the PCA submits a copy of the Fire Safety Certificate to the relevant authority (i.e. Fire & Rescue NSW) and documentation confirms this was carried out.</p> <p>The Fire Safety Certificate was displayed on the hoarding wall at Bay 5.</p>	Compliant	
STRUCTURAL INSPECTION CERTIFICATE					
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	<ul style="list-style-type: none"> Installation Compliance Certificate (SSD 8517 for Construction Certificates Stage 1, 2, 3, 4, 4a, 5 & 5a) issued by Arcadis 	Documentation provided confirms the Installation Compliance Certificate and associated electronic drawings and information was submitted to the PCA (Philip Chun) on 21 May 2020, prior to the issue of the Interim Occupation Certificate for Bays 1-4a under SSD 8517 (endorsed on 26 May 2020).	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	(Francis Lau), 21/05/2020. <ul style="list-style-type: none"> Email from Mirvac (Nathan McCoy) to Philip Chun (Rhoebee Clemente) re submission of Structural Installation Certificate, 21/05/2020. 			
WASTE DISPOSAL					
E15	All waste generated on site must be classified and disposed of in accordance with the Waste Classification Guidelines (DECC 2008).	<ul style="list-style-type: none"> Interview with Mirvac personnel on 17/09/20 Site visit observations on 17/09/20 Email from Mirvac to Ramboll, Re: Mirvac – follow-up questions, 28/09/20 	Mirvac advised that an Operational Waste Management Plan will be prepared once they have reviewed the types and quantities of waste that will be produced by the tenants. Mirvac also advised that Mirvac and the PCA were of the view that Condition E15 was a note and therefore, did not require an action to close out the condition. The Auditors are of the view that Condition E15 requires that Mirvac have a system / plan / procedure or some other means to ensure that during occupation and use of Bays 1-4a, the waste generated is classified and disposed of in accordance with the EPA guidelines, which have been updated since 2008. This should be in place prior to commencement of first use, as that is the intended timing for Part E conditions in general. Although IOC1 has been issued for part of Bays 1-4a, the Auditors understand that no tenants have commenced use of their tenancy. The Auditors consider that overall, this condition is compliant; however, as an opportunity for improvement, the Auditors recommend that a means to ensure the appropriate classification and disposal of waste generated be prepared and	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			implemented prior to commencement of use of Bays 1-4a.		
E16	Prior to the issue of the first Occupation Certificate for Bays 1-4a, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.	<ul style="list-style-type: none"> Service Agreement for Waste Management Services for NSW Office Assets, 16/03/16 Letter from Mirvac to Sues Recycling & Recovery Pty Ltd, Extension of Waste Management Service Agreement NSW Office Assets, 16/04/18 	Mirvac have a service agreement with Suez Recycling & Recovery Pty Ltd for removal of waste from ATP, Eveleigh. The Auditors observe that the service agreement relates to Office Assets and appears to relate to general waste and recyclable waste so it may not cover the removal of all waste streams that could potentially be generated at the Locomotive Workshop (e.g. blacksmith). However, this can be addressed under the recommendation for condition E15.	Compliant	
E17 (as modified)	Prior to the issue of any Occupation Certificate, details shall be submitted to the satisfaction of the PCA that waste handling works have been completed in accordance with Condition B13.	<ul style="list-style-type: none"> Letter from Mirvac to Phil Chun, Re. SSD 8517 Consent Condition E17 Waste Disposal, Locomotive Workshop (Bays 1-4A) Aconex Correspondence, Re: SSD 8517 - Condition E17 (Waste Disposal), 14/05/20 Interview with Mirvac personnel on 17/09/20 	Mirvac's Project Manager confirmed to the PCA that "waste handling facilities and associated works have been completed, and the waste handling procedures have been implemented at the above premises in accordance with the requirements specified in the Construction Waste Management Plan prepared by JBS&G approved under Condition B13." On the basis of that confirmation, the PCA advised Mirvac that this condition was satisfied. On the basis of the modified Condition E17 and the PCA's advice, the Auditors consider this condition to be compliant.	Compliant	
ACOUSTIC COMPLIANCE					
E18	Prior to the issue of the first Occupation Certificate, or commencement of use, whichever occurs first, evidence shall be submitted to the PCA demonstrating compliance with all recommendations of the Acoustic	<ul style="list-style-type: none"> Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development 	Mirvac advised that evidence of compliance with the Acoustic Assessment was submitted to the PCA (i.e. a Compliance Statement issued by Arup dated 15/05/2020). The Interim Occupation Certificate for SSD 8517 noted the Arup Compliance Statement had been received and reviewed by the PCA.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Assessment, prepared by Arup, and amended reports submitted as part of the EIS and the development achieves compliance with the requirements of State Environmental Planning Policy (Infrastructure) 2007 and other guidelines applicable to the development.	<p>Manager), 17/09/2020.</p> <ul style="list-style-type: none"> Letter report from Arup (Grant Cuthbert) to Mirvac (Zac Langsford) re Acoustic Compliance Statement for base building components (SSD 8517), 15/05/2020. Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 			
LOADING DOCK MANAGEMENT PLAN					
E19 (as modified)	Prior to the commencement of the first use for the Locomotive Workshop, a Loading Dock Management Plan shall be prepared in consultation with the Sydney Coordination Office and Council and submitted to the Planning Secretary for approval. The Plan is to apply to all tenancies within the Locomotive Workshop to promote safe and efficient operation of the loading area in Bay 1-2 north and Innovation Plaza, the on-street loading spaces on Locomotive Street and to minimise conflicts with pedestrian movements. The Loading Dock Management Plan	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD 5), Condition E19, dated 12/2/2020. Interviews with Mirvac (Nathan McCoy, Trainee Development Manager, Zac Langsford, Assistant Development Manager), 17/09/2020. Letter from Mirvac (Zac Langsford) to DPIE (Carolyn McNally), Re: 	<p>Various emails were provided confirming consultation with the Sydney Coordination Office (TfNSW) and Council on the Loading Dock Management Plan (LDMP) had occurred.</p> <p>The LDMP and evidence of consultation with the Sydney Coordination Office (TfNSW) and Council was submitted to DPIE on 3 July 2020 and the LDMP approved on 29 July 2020.</p> <p>Mirvac advised that the first use of the Locomotive Workshop will be by Top Education when they move into Level 1, Bays 1-4a (under SSD 8517), although the date has not been confirmed due to the coronavirus impacts.</p>	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>shall include the following:</p> <p>(a) allocation of loading spaces</p> <p>(b) restrictions on delivery times to ensure all loading activities are undertaken outside of peak pedestrian hours, being before 8am and after 6pm, all days</p> <p>(c) management of conflicts between vehicles and pedestrians</p> <p>(d) all vehicles are to exit the loading dock in a forward direction</p> <p>(e) controls on duration of stays</p> <p>(f) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations</p> <p>to redirect vehicles when queuing occurs</p> <p>(g) procedures for tradesperson access and parking</p> <p>(h) truck access routes</p> <p>(i) detail of physical landscaping and street furniture within Innovation Plaza to passively manage risks associated with trucks reversing into the loading dock</p> <p>(j) active management measures (eg traffic controllers)</p> <p>(k) evidence of consultation with the Sydney co-ordination office and council in respect of the loading dock management plan must be submitted to the secretary.</p>	<p>Locomotive Workshops – Condition E19 SSD 8517 (Bays 1-4s) & Condition E18 SSD 8449 (Bays 5-15) – Loading Dock Management Plan, 03/07/20.</p> <ul style="list-style-type: none"> Letter from DPIE (Anthony Witherdin) to Mirvac (Zac Langsford), re approval of the Loading Dock Management Plan (for SSD 8517 & SSD 8449), 29/07/2020. Email from TfNSW (George Mobayed) to Mirvac (Zac Langsford) re approval of LDMP (Rev 2), 23/06/2020. Email from Council (Amy Douglas) to Mirvac (Zac Langsford) re approval of LDMP (Rev 2), 29/06/2020. South Eveleigh Locomotive Workshop Loading Dock Management Plan, SSD 8517 & 8440, Revision 2, Mirvac, 02/06/20. 	<p>A review of the LDMP by the Auditors against the requirements of this condition confirm the plan satisfies this condition.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
SERVICE VEHICLE ACCESS ROUTE					
E20 (as modified, SSD 8517 MOD 5)	<p>Prior to the commencement of the first use of the Locomotive Workshop, the Applicant is to obtain endorsement from Council's Local Pedestrian and Calming Committee for changes to 'no stopping' parking restrictions on Rosehill Street, to enable the servicing access route Option 1 (Rosehill Street and Margaret Street) to the Locomotive Workshop. This includes implementing the required changes to 'no stopping' parking restrictions on Rosehill Street.</p> <p>If endorsement is not obtained from Council's Local Pedestrian and Traffic Calming Committee for changes to kerbside parking restrictions, evidence must be provided to the satisfaction of the Planning Secretary, prior to the commencement of the first use of the Locomotive Workshop, before Option 2 (Rosehill Street, Marian Street and Cornwallis Street) can be used for servicing vehicle access to the Locomotive Workshop.</p>	<ul style="list-style-type: none"> Local Pedestrian Cycling and Traffic Calming Committee, Meeting No 2020/02, Minutes, 19/03/20 Emails between Mirvac and Philip Chun, SSD 8517 - Condition E20 (Service Vehicle Access Route), from 06/06/20 to 29/06/20 Photo showing a No Parking zone 	The minutes of the Local Pedestrian Cycling and Traffic Calming Committee indicate that on 19/03/20 they endorsed Mirvac's proposed changes to the parking restrictions in Rosehill St to a no parking zone to enable the servicing access route Option 1 (Rosehill Street and Margaret Street) to the Locomotive Workshop. The first use of the Locomotive Workshop has not yet commenced.	Compliant	
STORMWATER					
E21	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	<ul style="list-style-type: none"> Harris Page & Associates Pty Limited, SSD Compliant – STW Configuration & Filtration Concept, Revision A, 29/01/19 	The PCA confirmed in emails to Mirvac on 13/02/20 and 19/05/20 that Condition E21 had been satisfied. The works as executed survey plans for Zones E and F (as shown on the 'SSD Compliant - STW Configuration & Filtration Concept', which relate to Bays 1-4a) were submitted to Council on 17/09/20.	Compliant	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	of the PCA and a copy submitted to Council (b) a hydraulic compliance certificate and calculation sheet (c) evidence of Sydney Waters acceptance of the works as executed documentation	<ul style="list-style-type: none"> Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone E, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3095, Rev 5, 01/05/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3096, Rev 6, 01/05/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – Zone E, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3095, Rev 5, signed 20/05/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Inground Floor Drainage Services – 	<p>A Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems was issued on 06/05/20, although a calculation sheet was not evident. Mirvac advised that the "calculation sheet refers to the targets set in Condition B29 [and] the filters to achieve the filtration targets in B29 are only located in Bays 5-15 and therefore could not be provided for retail Bays 1-4a IOC". The PCA indicated to Mirvac on 15/05/20 that Condition E21(b) can be deferred until the commercial part (i.e. Bays 5-15) has been completed.</p> <p>Mirvac advised the PCA on 30/01/20 that E21(c) was not applicable as the development did not connect directly to Sydney Water assets, as established in the previous audit period in relation to Conditions B27 and B28.</p>		

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3096, Rev 6, signed 20/05/20</p> <ul style="list-style-type: none"> Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Ground Floor Water & Gas Services – Zone E Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3605, Rev 5, 29/01/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Ground Floor Water & Gas Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3606, Rev 6, 17/03/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – Level 1 Water & Gas Services – Zone E Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3615, Rev 2, 20/01/20 Smart Plumbing Solutions Pty Ltd, Hydraulic Services – 			

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Level 1 Water & Gas Services – Zone F, Construction Hydraulic Services, Drawing SPS-HY-DWG-BB-B4-3616, Rev 2, 17/03/20</p> <ul style="list-style-type: none"> Smart Plumbing Solutions, Installation Compliance Certificate, Retail Bays 01 to 04A, Hydraulic Services Installation Certificate: Sewer / Stormwater / Drainage Systems, 06/05/20 Aconex memorandum from Mirvac to Philip Chun, Re. Condition E21 – Stormwater SSD 8517, 30/01/20 Aconex email from Philip Chun to Mirvac, Re: Condition E21 – Stormwater SSD 8517, 13/02/20 Email from Mirvac to Council, Subject: Locomotive Workshop Condition E21 – Stormwater, 17/09/20 Aconex email from Philip Chun to Mirvac, Re. Condition E21 & E22 SSD 8517 – Stormwater, 15/05/20 			

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20 Email from Mirvac to Ramboll, Re: Mirvac – follow-up questions, 28/09/20 			
E22	Prior to the issue of the relevant Occupation Certificate, maintenance schedules of the proposed water sensitive urban design and drainage measures must be submitted to and approved by the PCA and a copy provided to Council.	<ul style="list-style-type: none"> Aconex email from Philip Chun to Mirvac, Re. Condition E21 & E22 SSD 8517 – Stormwater, 15/05/20 Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20 	The PCA indicated to Mirvac on 15/05/20 that Condition E22 can be deferred until the commercial part (i.e. Bays 5-15) has been completed. The PCA confirmed to Mirvac on 19/05/20 that Condition E22 had been satisfied.	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.	<ul style="list-style-type: none"> Email from City of Sydney to Mirvac, Re: ATP SSD 7317 - Positive Covenant, 07/11/19 Aconex email from Philip Chun to Mirvac, Re. IOC1 DA Conditions for Loco BB, 19/05/20 	City of Sydney confirmed to Mirvac on 07/11/19 that “as previously advised given Sydney Water did not require any additional OSD for these developments no positive covenant is required to be created”. Based on this advice, the Auditors understand that arrangements for the ongoing maintenance of the existing OSD are already in place and Mirvac has confirmed to the extent possible, that a Positive Covenant is not required by the City of Sydney. The PCA confirmed to Mirvac on 19/05/20 that Condition E21 had been satisfied.	Compliant	
EXTERNAL LIGHTING					
E24	External Lighting shall comply with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Prior to the	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 	The first use for Bays 5-15 (excluding existing tenant in Bay 14) is likely to commence in April 2021.	Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	commencement of the first use of the commercial bays (Bays 5-15) of the Locomotive Workshop, the Applicant shall submit to the PCA evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.	(MOD 5), Condition E24, dated 12/2/2020. <ul style="list-style-type: none"> Occupation Certificate No. 17-209159_SSD8517_IOC 1, Bays 1-4a (excluding traveller), Philip Chun, endorsed 26/05/2020. 			
E25	The Department must be notified in writing of the dates of commencement of operation at least 48 hours before operation is likely.	<ul style="list-style-type: none"> As for Condition E24 	An Interim Occupation Certificate for Bays 1-4a (SSD 8517) was issued by the PCA on 26 May 2020. However, no tenants have commenced occupation of Bays 1-4a. Top Education have fitted out the top floor of Bays 1-4a and were to have started occupation however this has been delayed due to Covid-19. Another tenant (Body Fit) is due to start occupancy of Bay 3 (level 1) in early October 2020.	Not triggered	
E26 (as modified)	The MCMP is to be updated and completed, in consultation with the Heritage Council and Council, within 12 months of the issue of the first Occupation Certificate for the Locomotive Workshop, to provide detailed recommendation on the future conservation, management, display conditions, storage, security, and identify the location and management of all moveable heritage.	<ul style="list-style-type: none"> Modification of Development Consent for SSD 8517 (MOD 5), Condition E26, dated 12/2/2020. Interview with Mirvac (Philippa Williams, Assistant Development Manager) and Curio Projects (Andre Fleury) on 17/9/2020. 	Mirvac advised that a draft MCMP (covering SSD 8517 and SSD 8449) has been prepared although has not yet included consultation with Heritage NSW or Council. The updated MCMP is required to be completed by May 2021 for SSD 8517. The first occupation certificate for SSD 8449 has not yet been issued.	Not triggered	
PART F POST OCCUPATION					
WORK PLACE TRAVEL PLAN					
F1	The Applicant shall implement the Work Place Travel Plan (WPTP) (Condition E12), ensuring that its annual review presented to the			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Planning Secretary results in sufficient facilities being provided to meet the demand for sustainable travel choices, including facilities for visitors within the public domain.				
WAYFINDING					
F2	The Applicant shall implement wayfinding strategies, prepared in consultation with Council and TfNSW, to assist with the increasing mode share of walking and cycling. This shall include signage to other destinations external to the site, including transport nodes and tourist destinations.			Not triggered	
PUBLIC WAY TO BE UNOBSTRUCTED					
F3	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.			Not triggered	
LOADING AND UNLOADING					
F4	All loading and unloading of service vehicles in connection with the use of the premises shall be carried out in accordance with the requirements of Condition E20.			Not triggered	
F5	The size of vehicles servicing the Locomotive Workshop is not to exceed 10.2 m in length.			Not triggered	
NOISE CONTROL – GENERAL					
F6	The emission of noise associated with the use of Locomotive			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>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>				
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT					
F7	Noise associated with the use of mechanical plant and equipment			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>must not give rise to any one or more of the following:</p> <p>(a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and</p> <p>(b) a sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.</p> <p><i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</i></p>				
ANNUAL FIRE SAFETY CERTIFICATION					
F8	<p>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</p>			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	suppression of fire and the prevention of spread of fire.				
HERITAGE DOCUMENTATION					
F9	The Conservation Management Plan (CMP), Heritage Asset Management Strategy (HAMS) and Moveable Collections Management Plan (MCMP) for the site must be updated following completion of the works at the Locomotive Workshop. All documentation is to be completed and submitted to the Heritage Council for endorsement within 24 months of the first Occupation Certificate for Locomotive Workshop. Once endorsed, electronic copies of the updated heritage management documents are to be provided to the City of Sydney Council for its own records.			Not triggered	
TRAVELATOR					
F10	Any future dedication of Locomotive Street to Council is required to be in stratum and exclude the travelator tunnel.			Not triggered	
EXTERNAL LIGHTING					
F11	The intensity of lighting of the site, the hours of illumination and the location of the lighting must not cause objectionable glare or injury to the amenity of the neighbourhood. If in the opinion of the Certifying Authority or the			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Secretary, objectionable glare or injury is likely to be caused, the intensity, hours of illumination and location of the lighting must be varied so that it does not cause objection or injury.				
HOURS OF OPERATION					
F12	The publicly accessible areas within Bays 1-4a (located outside of the proposed tenancy lines) may operate between the hours of 6 am to midnight, Monday to Sunday.			Not triggered	
TEMPORARY EVENTS					
F13	Temporary community events may be held within Bays 1-4a and Innovation Plaza, in accordance with the approved Temporary Land Uses Map, and are to comply with the requirements of the Exempt and Complying Codes SEPP and/or the State Significant Precincts SEPP.			Not triggered	
PUBLIC DOMAIN MAINTENANCE					
F14	The maintenance plan (required under Condition B36) is to be complied with during occupation and use of the development.			Not triggered	
LOADING DOCK MANAGEMENT PLAN					
F15	The Loading Dock Management Plan (Condition E22) is to be provided to all tenants annually (at least).			Not triggered	

Table A: Compliance with SSD 8517					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
HOURS OF OPERATION – BLACKSMITH					
F16	The Blacksmith is permitted to operate 24 hours a day, 7 days per week.			Not triggered	
NOTIFICATION OF BLACKSMITH OPERATIONS					
F17	Prior to lease, licence, sale or the like of any retail or commercial tenancy the prospective occupants are to be notified in writing that the blacksmith operations have development consent and are permitted to operate 24 hours per day, 7 days per week in the 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

INDEPENDENT AUDIT DECLARATION FORM

INDEPENDENT AUDIT DECLARATION FORM


Project Name:	Locomotive Workshop (Bays 1 – 4a)
Consent Number:	Development Consent SSD 8517
Description of Project:	Adaptive reuse of the Locomotive Workshop (Bays 1 – 4a) including: a maximum of 11,607 m ² GFA for uses including retail premises, function centre, educational establishment, information and education facility, artisan food and drink industry, general industrial (retention of Blacksmith) and recreational facility (indoor); a loading dock and travelator; associated heritage conservation works; public domain works; external illumination; and signage
Project Address:	2 Locomotive Street, Australian Technology Park, Eveleigh, New South Wales
Proponent:	Mirvac Projects Pty Ltd
Title of Audit:	SSD 8517 Locomotive Workshop – Bays 1 – 4a 2020 Independent Environmental Audit
Date:	16 October 2020

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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 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:

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

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

APPENDIX C

PLANNING SECRETARY AUDIT TEAM AGREEMENT

Nathan McCoy
Trainee Development Manager
Level 28,
200 George Street,
SYDNEY NSW 2000

28 August 2020

Dear Mr. McCoy,

Eveleigh Locomotive Workshop Project (Bays 1 – 4a)
Agreement of Independent Auditor

I refer to your request (SSD-8517-PA-17) for the Planning Secretary's approval of suitably qualified persons to prepare the second Independent Environmental Audit for the Eveleigh Locomotive Workshop Project (Bays 1 – 4a) approved under SSD 8517.

The Department has reviewed the nominations and information you have provided, and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Planning Secretary approves the appointment of Victoria Sedwick as the Lead Auditor, and the following support team to prepare the Independent Environmental Audit:

- David Ford,
- Emily Rowe,
- Vanessa White, and
- Rosebud Yu.

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

If you wish to discuss the matter further, please contact Senior Compliance Officer Hala Fua by phone on 8837 6328 or by email on hala.fua@planning.nsw.gov.au.

Yours sincerely



Julia Pope
Team Leader Compliance Metro
As nominee of the Planning Secretary

APPENDIX D

SITE INSPECTION PHOTOGRAPHS

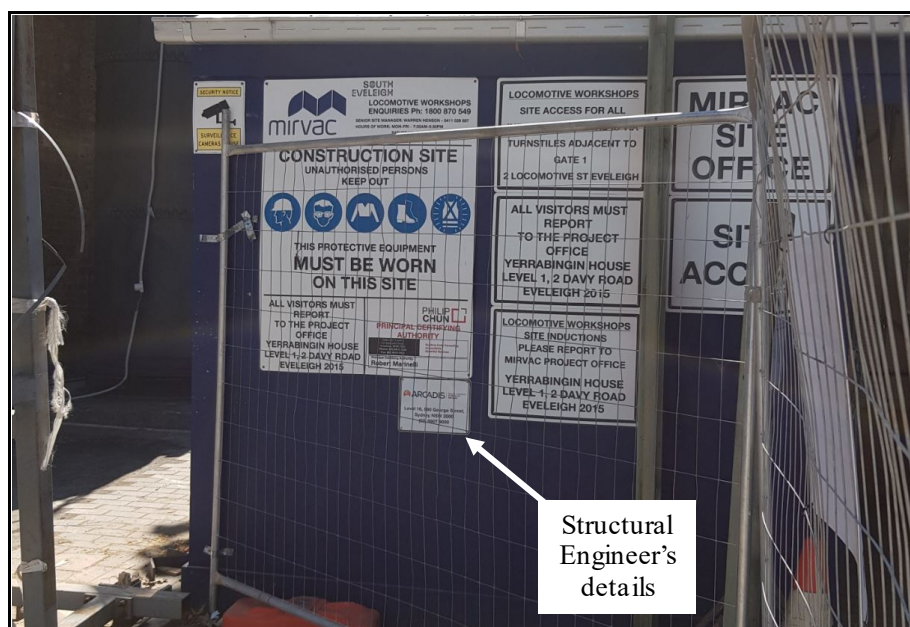


Photo 1: Site Notice at Mirvac Site Office Entrance with Structural Engineer's details



Photo 2: Hoarding and Public Domain


Title: 2 nd Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site: Locomotive Workshop Bays 1 – 4a, Eveleigh	VS	318001037	09/10/20
Client: Mirvac Projects Pty Ltd			



Photo 3: Fire Safety Certificate at entrance to Bay 5



Photo 4: Secured entry at Locomotive Street, using boom gate, and use of a traffic controller


Title:	2 nd Independent Environmental Audit SSD 8517	Approved:	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh			
Client:	Mirvac Projects Pty Ltd	VS	318001037	09/10/20
				



Photo 5: Public way – no obstructions



Photo 6: Top Education Tenancy – unoccupied

Title:	2 nd Independent Environmental Audit SSD 8517	Approved: VS	Project-No.:	Date:
Site:	Locomotive Workshop Bays 1 – 4a, Eveleigh		318001037	09/10/20
Client:	Mirvac Projects Pty Ltd	