

22 January 2020

2190140

Jim Betts
Secretary
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Amy Watson (Team Leader – Key Sites Assessments)

Dear Amy,

RE: Response to Request for Information, Bays 1-4a of the Locomotive Workshop, South Eveleigh (SSD 8517, MOD 5)

Ethos Urban has prepared this letter on behalf of Mirvac Projects Pty Ltd (Mircvac) in response to your request for additional information to support the response to the Department's Request for Additional Information (RFI) in relation to the Modification Application (MOD 5) to amend State Significant Development (SSD) Consent SSD 8517, which relates to Bays 1-4a of the Locomotive Workshop, South Eveleigh.

The information requested by the Department and proposed amendments to the Conditions of Consent are detailed in **Table 1** below. This letter is accompanied by an amended Civil Works Staging Plan (**Appendix A**).

Table 1 Response to Request for Information

Item	Comment
Provide further justification for changes to the timing of conditions E19 and E20, specifically why the loading dock management plan and endorsement from Council's Local Pedestrian and Calming Committee are unable to be obtained prior to the issue of the first occupation certificate, as per the current wording of the condition.	As detailed in the Modification Report, the first Occupation Certificate (OC) under SSD 8517 is being driven by Top Education, an education tenant who will operate in Bays 1-4a. Top Education requires an OC to be issued to apply for their TESQA (Tertiary Education Quality and Standards Agency) application, which is required before the tenant can commence their use. Top Education is also currently located in the existing building in Bay 15, their fitout works in Bay 1-4a are on critical path works for the project because as soon as they can relocate into the new tenancy (post obtaining their TESQA), Mirvac can commence construction works in Bay 15. In essence, the loading dock will not be operational until the Commencement of Use for Top Education which we estimate will be between June and July 2020, subject to TESQA approval. In addition to this, it was noted to Emily Dickson (Department) in a phone conference held on the 19th of December 2019 that the project team were unable to meet with the Council's LPCC until the 17th of March 2020, due to the break over Christmas. To align with our construction program, the first OC is to be obtained in April and therefore meeting in March would put unnecessary stress and risk on conditions E19 and E20, if endorsement was not received from the LPCC. It is also noted that Mirvac met with the City of Sydney on the 14th of January 2020 to discuss the wording proposed for conditions E19 and E20. The City of Sydney supported tying the conditions to commencement of use and understood why Mirvac wanted to change the timing, as they had not been able to advocate a date earlier than March for the LPCC meeting.
Provide an indicative timeframe for the commencement of the first use at the Locomotive Workshop and identify what this use will be.	As discussed above, the indicative date for the commencement of the first use at the Locomotive Workshop is June – July 2020, subject to the tenant's TESQA approval. Although an OC is intended to be issued in April 2020 to enable TESQA approval to be obtained, actual first use of the Locomotive Workshop will not occur until June – July 2020.

Item	Comment
For the public domain staging plan submitted, update the drawing title block at the bottom of the page to include the title 'Civil Works Staging Plan' (as used in proposed wording of condition E9), and provide a drawing number, date and revision number to be included in the amended condition.	Refer to Appendix A .

We trust that the information provided satisfies the requirements of the Department's request for additional information.

Should you have any further queries about this matter, please do not hesitate to contact me on 9409 4906 or TAtkinson@ethosurban.com.

Sincerely,



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