

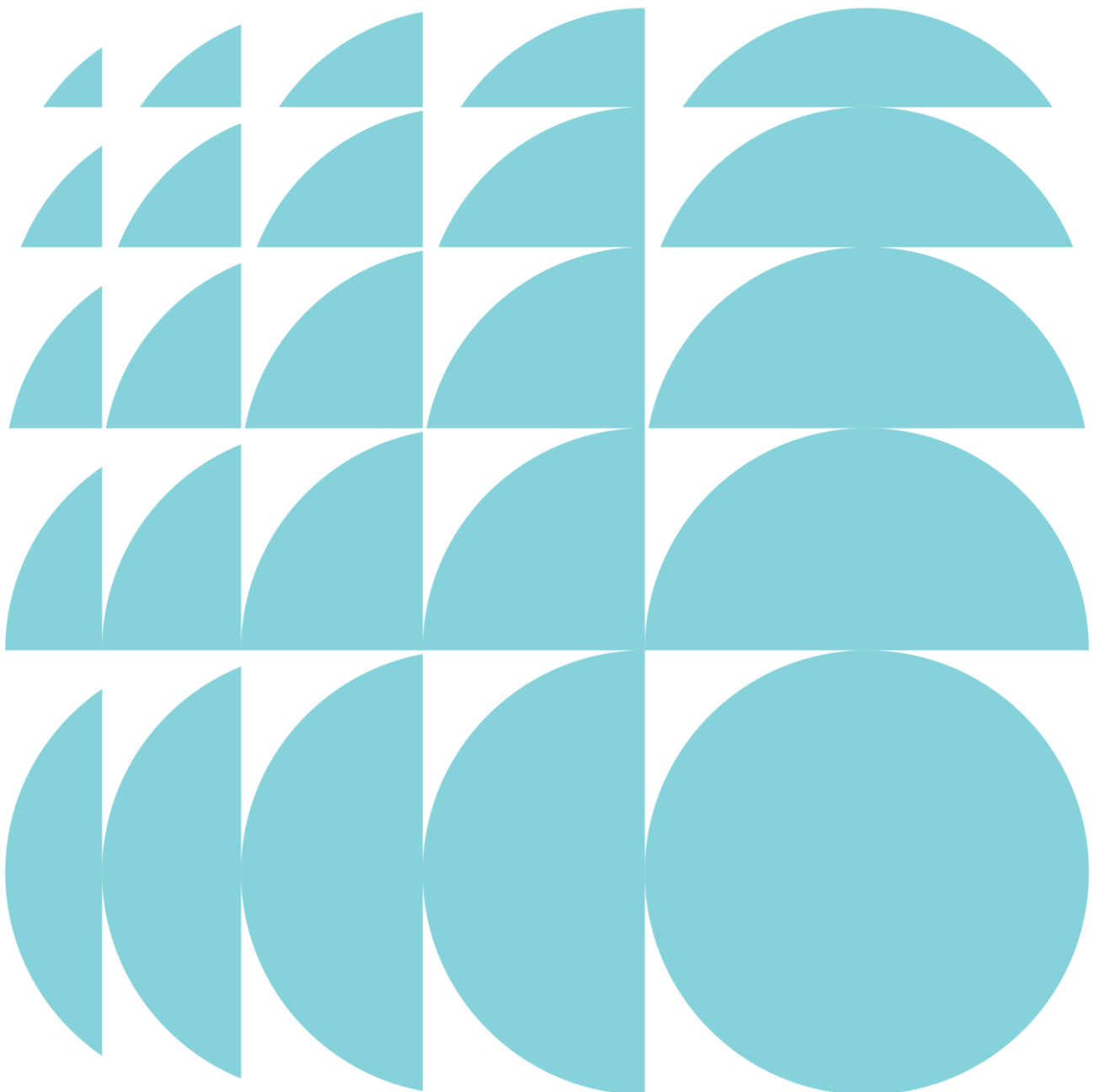
Operational Plan of Management

Building 1, Australian Technology Park, Eveleigh
Level 1 and Level 7 Terraces

Submitted to Department of Planning &
Environment

On behalf of Mirvac Projects Pty Ltd

12 October 2018 | 15756



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1.0 Introduction

This Operational Plan of Management (OPoM) has been prepared by Ethos Urban on behalf of Mirvac Projects Pty Ltd (Mircvac) to respond to additional information requested in relation to the Modification 9 (MOD 9) submitted to the Department of Planning and Environment on 19 September 2018.

MOD 9 seeks approval for amendments to Building 1 at the commercial campus at Australian Technology Park, Eveleigh to permit the external terraces on Level 1 and Level 7 to be utilised as trafficable space for the building's commercial tenants.

1.1 Background

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

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

In December 2015, an SSDA was submitted to the Department of Planning & Environment for a multi-building redevelopment (i.e. Buildings 1, 2 and 3 shown in **Figure 1**) of the ATP to provide new commercial office, retail and community uses and a significant upgrade to the ATP public domain. Following public exhibition, and the submission of additional information, the development was approved by the Planning Assessment Commission on 20 December 2016. The construction of Buildings 1, 2 and 3 is currently underway.

Approval for the general configuration and construction of the terraces at Level 1 and Level 7 was granted following the satisfaction of Conditions B2 and B3(bi) 1 of development consent SSDA 7317. Notwithstanding, the actual use of either terrace was required to be subject to further approval. The proposed modifications seek to formalise the use of the terraces as trafficable space for the building's commercial tenants. The location of terraces are shown in **Figures 2 – 3**.

1.2 Site Description

The ATP site is strategically located approximately 5km south of the Sydney CBD, 8km north of Sydney airport and within 200m of Redfern railway station. The site is located within the City of Sydney Local Government Area (LGA). ATP is located on the south-eastern side of a major railway corridor and adjacent to Redfern railway station. Redfern is also one of Sydney's largest transport interchanges which provides direct access to numerous suburban and intercity lines feeding to Central and the City Circle.

The ATP site has an overall area of 13.2 hectares and is bound by one of Sydney's primary railway arteries to the north, railway workshops and yards to the north-west, government-owned community housing to the west, Henderson Road to the south and Garden & Cornwallis Streets to the east. The ATP precinct and key building locations are indicated in **Figure 1**. The approved SSDA provides for the main development components across the ATP including:

- Building 1 - Lot 9 in DP 1136859;
- Building 2 - Lot 12 in DP 1136859;
- Building 3 - Lot 8 in DP 1136859;
- Existing Channel 7 /Media City Building & Surrounds - Lot 10 in DP 1136859; and
- Public Domain and Streets - PT 4007 in DP 1194309.

This Operational Management Plan relates to the external terraces located at Level 1 and Level 7 of Building 1, within the ATP precinct. Building 1 has a frontage to Henderson Road (south) and Central Avenue (north), Davy Road (east) as well as interface with the Alexandria Child Care Centre (west).



Figure 1 Building 1 and the adjacent Alexandria Child Care Centre to the west in the context of the ATP masterplan

Source: FJMT, Sissons and Ethos Urban

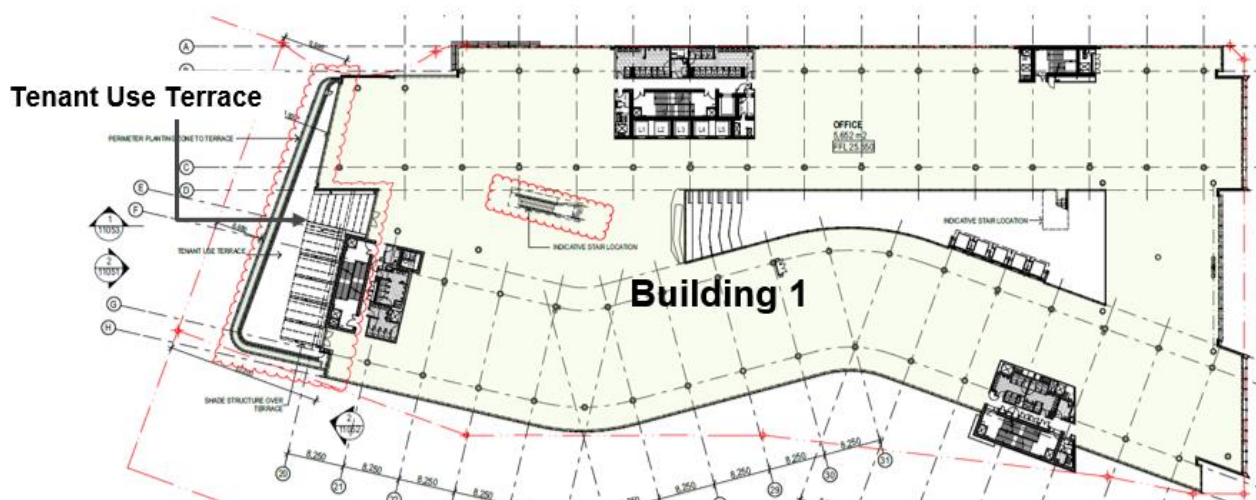


Figure 2 Location of the Level 1 terrace area within Building 1

Source: FJMT and Sissons

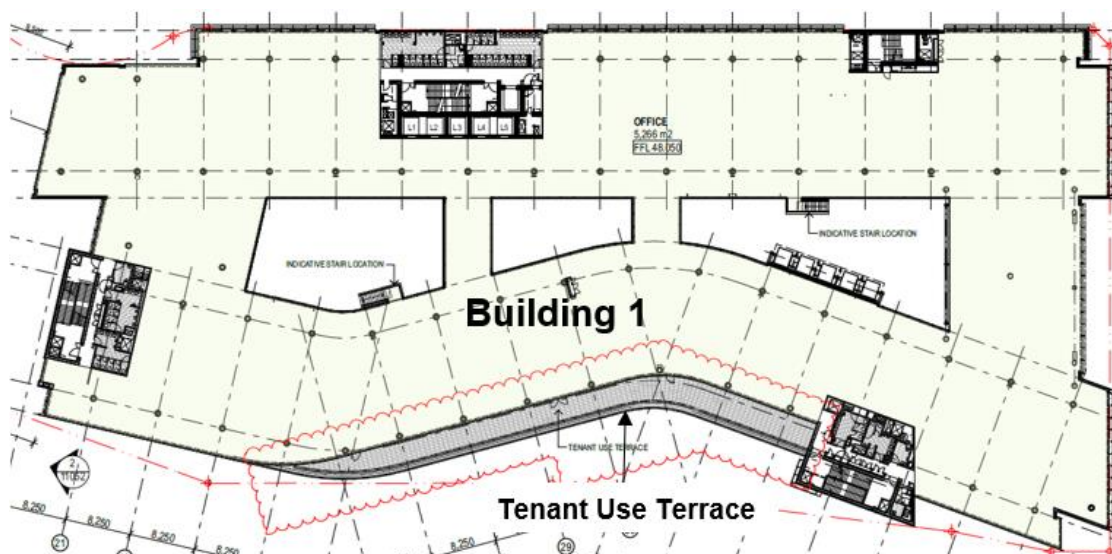


Figure 3 Location of the Level 7 terrace area within Building 1

Source: FJMT and Sissons

1.3 Description of the Proposed Development

The modification to which this OPoM relates seeks approval for minor amendments to Building 1, including:

- use of the Level 1 terrace as trafficable space for the Building's commercial tenants;
- removal of the two entrance doors to the Level 1 terrace and inclusion of a centrally located double swing door;
- use of the Level 7 breakout area / terrace as trafficable space for the building's commercial tenants;
- minor relocation of the two entrance doors to the Level 7 breakout area / terrace; and
- minor relocation and reconfiguration of the indicative stair located at Level 1.

1.4 Purpose

This OPoM describes how the terraces located at Level 1 and Level 7 of Building 1 will operate and the measures implemented to manage their daily use and occupation.

1.5 Objectives

The objectives of this OPoM are to:

- ensure that the activities accommodated within the subject terraces do not give rise to any amenity issues;
- create an environment that is safe and non-threatening to employees, visitors, surrounding property owners and the wider community; and
- ensure that the building's tenants are aware of the restrictions place upon the use of either terrace.

1.6 Implementation

The use and management of the terraces will adhere to the following rules of operation at all times;

- comply with all relevant regulatory approvals;
- comply with Mirvac's policies relevant to the ATP precinct (Emergency Evacuation Procedures, Noise Management Procedure, etc); and
- ensure tenants comply with the principals and measures established in this OPoM.

2.0 Ownership and Management

Building 1 of ATP is owned by the following entities;

- AMP Capital Investors Limited;
- AMP Wholesale Office Investments Pty Ltd; and;
- Eveleigh Commercial Holdings Pty Ltd.

Building 1 of ATP is managed by Mirvac Real Estate Pty Ltd (Mircvac), through the Site Management Team.

2.1 Site Management Team

Details of the Site Management Team are detailed below*

Name	Role	Contact details
Lisa Taylor	Asset Manager	Phone: 0401 179 958 Email: lisa.ntaylor@mirvac.com
Sanjay Chhibber	Senior Facility Manager	Phone: 0423 336 895 Email: sanjay.chhibber@mirvac.com
Harley Imber	Facility Manager	Phone: 0466 420 712 Email: harley.imber@mirvac.com

**Changes to this information is at the discretion of Mirvac. Tenants will be notified of changes to this information*

Mircvac's Site Management Team are currently located in Bay 7 within the Locomotive Workshop. However, during construction and following the redevelopment of Bays 5-15 of the Locomotive Workshop, Mirvac's Site Management offices will be located on Level 2 of Bay 15, and staffed Monday to Friday between 8am to 5pm. Out of these hours, on-site security personnel will be the point of contact.

2.2 Site Security

Security services will be located in Level 2 of Building 1. Security personnel will be on-site 24 hours, 7 days a week. Security personnel will be responsible for on-foot patrols of Building 1, both internally and externally. The exterior of Building 1 will also be monitored by closed-circuit television (CCTV). CCTV systems will also be installed to monitor the Level 1 and Level 7 terraces.

2.3 Approved contractors

Mircvac will engage a range of contractors who specialise in building services, including mechanical services, waste and cleaning.

Service	Contact
Electrical	FIP Electrical
Mechanical	Fredon Industries
Hydraulics	AXIS Plumbing
Fire	Premier Fire

3.0 Operational Plan of Management Overview

3.1 Hours of Operation

The use and occupation of the Level 1 and Level 7 terrace will be restricted to the following times:

- access will be permitted between 7am to 9pm seven days a week;
- no access will be permitted between the hours of 10pm and 7am; and
- access after 9pm will be limited to when private events are held.

3.2 Public Access

Access to the commercial foyer of Building 1 is afforded from the corner of Central Avenue and Davy Road. Escalator and lifts permit entry to the office floor levels above. Both terraces are directly accessible from Level 1 and Level 7. Access to the office levels and the terraces is restricted to employees. Accordingly, the terraces will not be accessible to the general public.

4.0 Daily Operation

4.1 Capacity

- The Level 1 terrace has the capacity to accommodate 120 people during its hours of operation.
- The Level 7 terrace has the capacity to accommodate 100 people during its hours of operation.

4.2 Types of Events

The terraces will be used informally and infrequently for the following activities:

- lunch breaks;
- informal staff working areas; and
- private corporate events authorised by the Tenant's management team.

4.3 Use

The use of either terrace will be restricted to the tenants of Building 1 who are authorised to access the building. The tenants management staff will oversee the daily use of the terraces to ensure that staff conduct themselves in a responsible manner at all times.

4.4 Noise

The tenant's building management team will endeavour to minimise noise that causes nuisance to the surrounds by ensuring that:

- No amplified noise such as music is permitted.
- No entertainment of any form be provided externally unless the appropriate approvals are sought.

4.5 Smoking

Whilst the terraces are not commercial outdoor dining areas as defined by the *Smoke-free Environment Act 2000 (Act)*, Mirvac Real Estate Pty Ltd recognise that food is likely to be consumed in these spaces and acknowledges the proximity of the Level 1 terrace to the Alexandria Child Care Centre. Smoking will therefore not be permitted on the Level 1 and Level 7 terrace. 'No smoking' signs will be displayed in appropriate locations on the terraces to convey the restrictions on smoking.

4.6 Waste Management

Waste disposal facilities will be made available within each terrace. Waste will be disposed of on a regular basis and transported to the centralised waste management room located adjacent to the loading docks accessible from Central Avenue. The collection of waste will be carried out by a private contractor.

4.7 Cleaning Services

The terraces will be kept in a clean condition and will be regularly maintained. A cleaning contractor is engaged by the tenants of Building 1 to manage the cleaning of the building. These cleaners will be responsible for the cleaning and the removal of all waste on the Level 1 and Level 7 terraces on a daily basis.

5.0 Roles and Responsibilities

Tenant

The tenant's management staff will be responsible for monitoring the operation of the terraces. Responsibilities may include:

- authorising corporate events to be held within either terrace;
- ensuring compliance with all relevant regulatory approvals and policies relevant to the ATP precinct (e.g. Emergency Evacuation Procedures, Noise Management Procedure); and
- ensure tenants comply with the measures established in this OPoM.

6.0 Emergency and Evacuation Procedures

6.1 Obligations

Site Management will oversee the emergency response procedures and training within Building 1, including the terraces. This process requires the cooperation of Site Management and tenants. Tenants will nominate a representative who will be involved with safety training, the representative(s) are required to liaise with Site Management who will guide tenant representatives through the emergency and evacuation training.

6.2 Wardens

6.2.1 Building Chief Warden

The on-site security personnel will be appointed as the Chief Fire Wardens for Building 1. In the event of an emergency, the Chief Fire Warden will wear a white hat. In cases of drills or emergencies, staff located within the terraces will be directed to the designated emergency evacuation area by the floor wardens.

Individual floor wardens will be responsible for coordinating staff and visitors from the terraces during emergency situations. Wardens will be required to attend formal Emergency Response Procedure Training every six months, and any meeting organised by Site Management in relation to emergency response procedures.

6.2.2 Evacuation Procedures

In cases of drills or emergencies, wardens will direct staff to the designated emergency evacuation assembly area for Building 1.

All personnel will be required to follow the direction of the Building Chief Wardens and Emergency Services personnel. In the event of an evacuation, staff and visitors will not be permitted to re-enter Building 1 until instructed by the Building Chief Warden.

6.3 First Aid

The tenants of Building 1 will be responsible for nominating and training their own First Aid personnel, as per Workplace Health and Safety (WHS) requirements.

7.0 Amendments to this Plan

If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this plan for the better management of the premises, that modification shall be made to the plan only with the consent of City of Sydney Council which consent shall not be unreasonably withheld.