

**State Significant Development Application
SSDA 8449**

Operational Plan of Management

Bays 5-15, Locomotive Workshop, Australian Technology
Park, Eveleigh

Submitted to Department of Planning and Environment
On behalf of Mirvac Projects Pty Ltd

23 October 2017 | 17068

Issue A

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1.0 Introduction

This Operational Plan of Management (OPoM) report has been prepared by Mirvac Projects Ltd in support of a State Significant Development Application (SSDA) submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application (referred to as SSDA 8449) seeks approval for the adaptive reuse and redevelopment of the western portion of the Locomotive Workshop Building (being Bays 5-15) within Australian Technology Park (ATP), Eveleigh. A project description is provided in Section 1.3 of this report.

1.1 Background

Historically, ATP was used for railway maintenance, storage and other associated industries. Use of the site as marshalling 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 2**) 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.

The redevelopment of the Locomotive Workshop is also part of Mirvac's redevelopment strategy for the ATP. The Locomotive Workshop building is to be redeveloped in its entirety, however planning approvals are sought through the submission of two separate SSDAs. This Application relates to the western portion of the Building and is envisaged to be the next phase of urban regeneration within the ATP.

1.2 Site Description

The Locomotive Workshop is located within the Australian Technology Park (ATP), Eveleigh. The ATP precinct is strategically located approximately 5km south of the Sydney CBD, 8km north of Sydney airport and within 200m of Redfern Railway Station. The precinct, with an overall area of some 13.2 hectares, is located within the City of Sydney local government area. The site's locational context is shown at **Figure 1**.





-  The ATP Precinct
-  Bays 5-15 of Locomotive Workshop

Figure 1 – Aerial Photograph of the ATP precinct and the Site.

Source: Nearmap & Ethos Urban

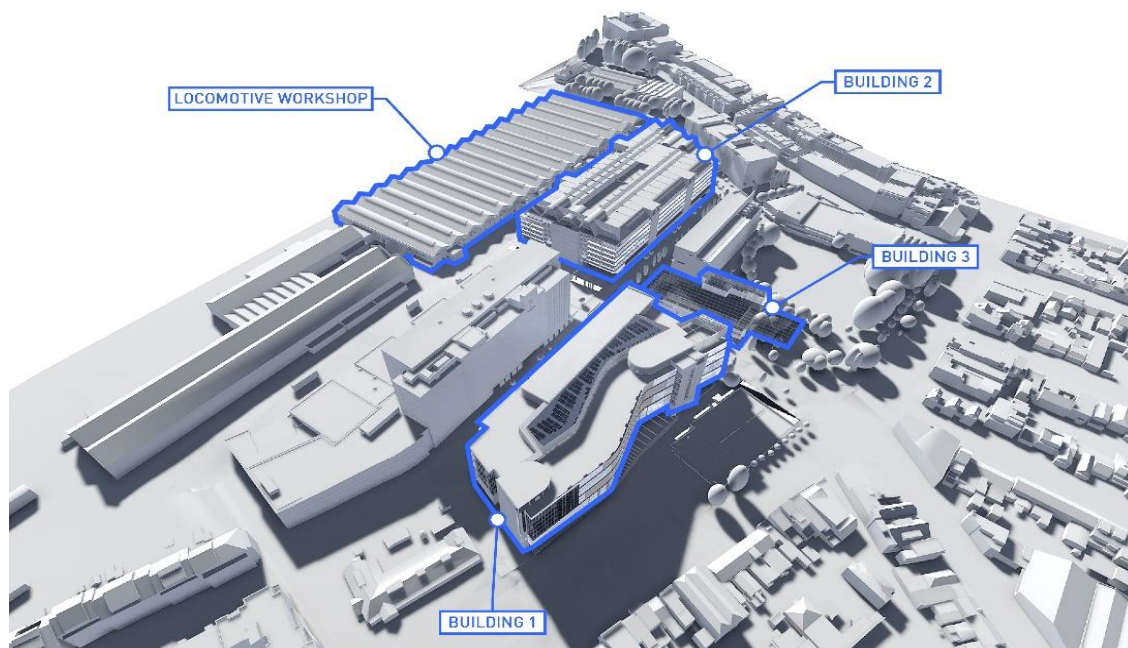


Figure 2 – Locational context of the Locomotive Workshop

Source: Sissons

1.3 Proposed Development Description

The SSDA seeks approval for the following:

- demolition of existing 'modern' infill fit-out elements to Bays 5-13 and 15;
- the adaptive reuse of the western portion of the Locomotive Workshop Building for 'commercial premises' uses including light industrial floorspace;
- construction of internal and external improvements to the Locomotive Workshop Building;
- heritage interpretation and conservation works;
- public domain improvements within the curtilage of the Building;
- provision of an external building illumination system;
- signage; and
- associated utilities and infrastructure.

A comprehensive description of the proposal is contained in the EIS prepared by Ethos Urban.

1.4 Purpose

This Operational Management Plan (OPoM) explains how Bays 5-15 within the Locomotive Workshop will be operated to meet its obligations associated with Mirvac's management policies and other requirements as relevant. Following the proposed redevelopment and adaptive re-use works, Bays 5-15 will comprise the following uses:

- Commercial office tenancies;
- Co-working office accommodation within the IOT Tech space;
- Small scale incubator office space for start-up businesses and entrepreneurial projects;
- A tech shop;
- Public circulation;
- Two retail premises;
- End of trip facilities; and
- Site Management and security offices.

1.5 Objectives

The objectives of this OPoM are to assist Mirvac to:

- provide a successful and vibrant commercial location that is recognised as a responsible and responsive part of the local community;
- create an environment that is safe and non-threatening to employees, visitors and the wider local community; and
- minimise the impact of the operation of Bays 5-15 of the Locomotive Workshop Building on the surrounding community and to respond to community concerns promptly and professionally.

1.6 Implementation

Mirvac's Site Management team will adhere to the following rules of operation at all times;

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

2.0 Ownership and Contact

The Locomotive Workshop is owned and managed by Mirvac Real Estate Pty Ltd (Mircvac).

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, 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 offices will be located on Level 2 of Bay 15, adjacent the Site Management Team offices. Security personnel will be on-site 24 hours, 7 days a week. Security personnel will be responsible for on-foot patrols of the Locomotive Workshop Building, both internally and externally. The exterior of the Locomotive Workshop will also be monitored by close-circuit television (CCTV).

CCTV systems will be installed throughout the Locomotive Workshop, in strategic places, that may include:

- the northern (rear) access way, the western side of the building and along Locomotive Street;
- entry and exit points of the building;
- fire stair doors;
- public areas; and
- tenant areas (as necessary);

2.3 Approved Contractors

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

3.0 Operational Plan of Management Overview

3.1 Hours of Operation

Tenants within Bays 5-15 will be able to access their offices 24 hours, 7 days a week. Specific opening times of any future retail or other uses will be outlined in relevant fit-out Development Applications.

3.2 Public Access

Public access within the public circulation areas will be determined by Mirvac, however it will likely be open as a minimum 12 hours a day, 5 days a week. Public access to individual will be dependent on the nature of the business, subject to tenant requirements and conditions of consent attached to any fit-out approval.

Tenants and their staff will require electronic access passes to enter and exit all leasable areas within Bays 5-15 of the Locomotive Workshop. The authorised tenant representatives will request passes via Site Management (directedtinternal.support@mirvac.com).

Site Management will reserve the right to access all areas within the Locomotive Workshop at any time. Site Management will also reserve the right to grant access to approved contractors (i.e. cleaning services and building maintenance). External Contractors will be required to sign in/out of the Locomotive Workshop at the Site Management office.

The Locomotive Workshop will be designed to ensure that it complies with all relevant standards regarding access for persons with a disability.

3.3 Staff

The Site Management Team will comprise of approximately 4 staff. The total number of staff employed within Bays 5-15 the Locomotive Workshop will be approximately 2,800 staff across the all tenancies.

4.0 Daily Operation

The administration of the Locomotive Workshop will be co-ordinated by Mirvac's Site Management Team. The Site Management Team will be responsible for ensuring that Bays 5-15 of the Locomotive Workshop operates in accordance with the policies and procedures specified within this OPoM. Site Management will also work in conjunction with on-site security services. Site Management will offer the following services to its tenants:

- Lost and Found - Site Management will hold displaced items/ articles of lost property for 1 month; and
- End-of-Trip (EOT) facilities – Site Management will manage the Locomotive Workshop's EOT facilities, located on the Ground level of Bay 15.

4.1 Cleaning Services

Site Management will engage a private contractor to manage cleaning throughout the Locomotive Workshop. Cleaners will be engaged to service all communal areas and individual tenancies, if specified under the leasing agreement. While the majority of cleaning activity will occur outside of standard business hours, Site Management will ensure cleaning personnel will be on-site during hours of operation, ensuring a prompt response to incidents that require their services.

4.2 Waste Management

Waste generated by the tenants, general public and Site Management utilising the Locomotive Workshop can be classified under the following waste streams:

- Paper and cardboard recycling;
- Comingled (container) recycling (glass and plastic); and
- General waste.

Other forms of waste such as organics, fluorescent light tubes toner cartridges, e-waste and mobile phones will be disposed of on an ad-hoc basis and will be recycled/ composted where possible.

4.2.1 Waste Storage and Servicing

It is Mirvac's intention to provide a loading dock within the northern part of Bays 1 & 2 within the Locomotive Workshop that will contain waste storage and handling rooms, compactors and be able to accommodate waste servicing vehicles that will facilitate general waste and recycled waste removal from the Site. The provision of the loading dock however is part of SSD 8517 and therefore (if for any reason) approval of SSDA 8517 was not granted or was amended to remove the loading dock, then the following strategy will be implemented to ensure that waste generated from Bays 5-15 can be adequately managed.

- General Waste, Paper/ Cardboard and Comingled bins will be located within the existing waste storage area identified by the red circle in **Figure 3**.
- The waste storage location will contain the required number of bins (as determined by an appropriately qualified waste auditor).
- Waste contractors will service the Site and empty the respective bins on a regular basis.
- The waste storage area will be kept clean and tidy at all times.
- Site Management will ensuring there are suitable systems in place to create an effective and efficient waste management system.

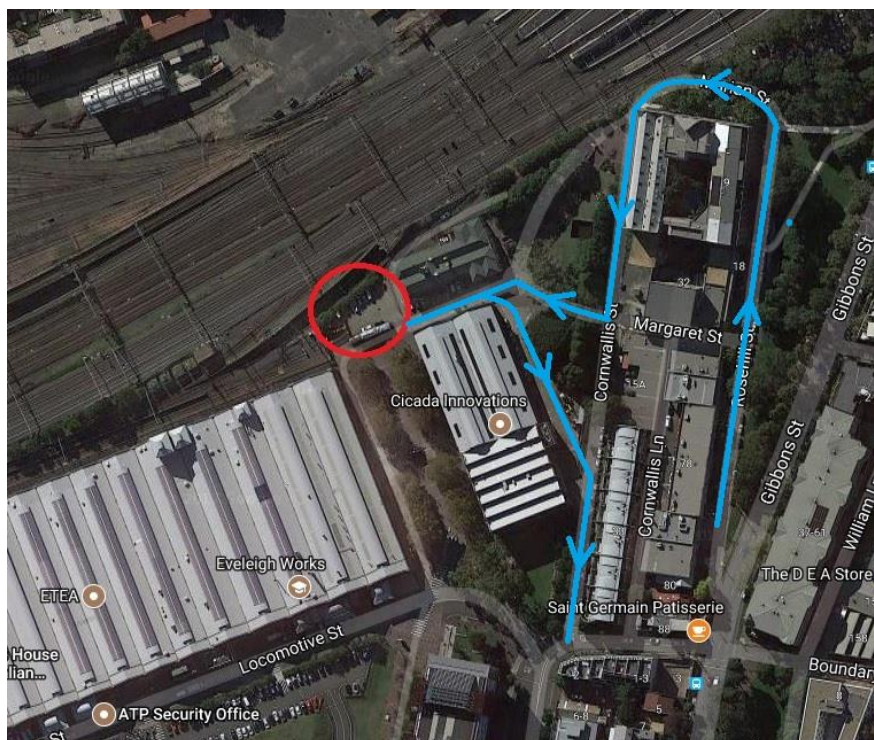


Figure 3 – Waste storage location and servicing route

4.2.2 Roles and Responsibilities

Tenants

All tenants will be responsible for the separation of waste and location of bins within their own spaces and will be encouraged to undertake strategic planning at a number of levels to avoid and reduce waste generation. Other responsibilities and/ or strategies include:

- Establishing waste and recycling targets;
- Aligning separation and segregation of waste according to the Site Management waste management strategies;
- Adapting better practice bin systems – zero under-deck bins and centralised conveniently located bin recycling stations;
- Aligning signage and awareness campaigns with Site Management;
- Investigating green purchasing options for consumables, equipment and furniture, including take-back programs, second-hand dealers or alternative community-based programs;
- Liaising with the Site Management to determine what level of recycling and waste management can be achieved and how this can be supported by management strategies;
- Providing Site Management with details of the volume of any secure document bins or tenant managed waste/ recycled collected monthly so that the Site's total waste data can be captured.

Cleaners

Cleaners will be responsible for collection and removal of all waste throughout the Locomotive Workshop to the allocated bins located and/ or compactors. Where material has been separated for recycling, the cleaners will ensure recyclable material is kept separate for the landfill waste and other waste streams. Other cleaner responsibilities may include but are not limited to:

- Identifying opportunities for improvement and recommending actions to Site Management that will assist the tenant to improve their recycling performance;
- Identifying contamination and issues with tenancies;
- Assisting Site Management to implement best practice bin systems and provide feedback regarding tenant practices;
- Providing a record of annual training for each cleaning staff member which may include specific targets and performance and best practice environmental practices.

Waste Contractors and Equipment Providers

Waste Contractors will be responsible for the collection and disposal of the waste generated by the Locomotive Workshop as per executed contract arrangements.

Site Management

Site Management will be responsible for the location of strategically placed bins throughout all public circulation areas within the Locomotive Workshop. In addition, Site Management will be responsible for:

- Liaising with tenants, cleaners, waste contractors and equipment providers to establish and communicate waste targets, waste performance and to identify and control all sources of waste;
- Maintaining a Waste Management Plan regularly accordingly to current performance and external factors e.g. compliance, targets, performance and improved initiatives;
- Providing an induction and education program for waste management objectives and procedures for all tenants, contractors and sub-contractors;
- Integrating cost control, reporting and monitoring of waste minimisation initiatives
- Facilitating regular stakeholder meetings to provide performance updates and leadership
- Effectively managing waste contracts, KPIs, waste servicing arrangements and waste pick up areas, maintenance and service delivery;
- Ensuring that the loading dock (which is to be located in Bays 1 and 2 and is subject to development approval under SSD 8517) provides clear and ready access for all delivery vehicles and remains in a clean and presentable condition at all times.
- Data integrity standards to align with the BBP Operational Waste Guidelines.

4.3 Deliveries and Loading

Locomotive Street (located at the south of the Locomotive Workshop) provides vehicle access to commercial tenancies. Five (5) loading bays will be located along Locomotive Street, servicing commercial tenancies. Waste servicing will either be undertaken in the Loading Dock (subject to SSDS 8517) or the waste storage area identified in **Figure 3**.

4.4 Noise

The Site Management Team will endeavour to minimise noise that causes nuisance to the surrounds by ensuring:

- Tenants and their operation are consistent with the Tenancy Agreement.
- Tenants operate within the requirements of the Noise Management Procedure.
- Tenants are required to notify Site Management of their intention to create/amplify noise beyond what is considered appropriate for their operation, and that will breach the requirements of the Noise Management Procedure.
- No amplified noise within the internal areas will be broadcast to the external area of the Locomotive Workshop.
- No entertainment of any form will be provided externally unless the appropriate approvals are sought and granted by City of Sydney Council.

4.5 Surrounding Uses

The Site Management Team is committed to prohibiting disruption of surrounding uses within ATP and the local surrounding area. Specifically, the Locomotive Workshop aims to maintain the consistent and cohesive operation of the RailCorp facility located immediately west of the Locomotive Workshop, including their right-of-way over the laneway located immediately north of the Locomotive Workshop.

4.6 Existing Operations

The Locomotive Workshop is committed to prohibiting disruption of existing uses within the Locomotive Workshop. This includes the existing commercial office located in Bay 14.

4.7 Parking and End of Trip (EOT)

The Locomotive Workshop does not include its own designated car parking facilities. The Locomotive Workshop relies on vehicle parking provided by the Channel 7 Building. However, car spaces for visitor may be located in the Building 2 car park, following the construction of Building 2 and approval of a future development approval.

Bay 15 of the Locomotive Workshop will include End-of-Trip (EOT) facilities for staff, that will contain approximately 227 bicycle parking spaces. Access passes and locker keys will be issued to tenant representatives by the Site Management Team as required.

It will be expressly communicated to all users of the EOT facilities that storage of personal items will be at the owner's own risk. Mirvac will not be responsible for items lost, damaged or stolen within the Locomotive Workshop. Excluding the EOT facilities, bicycles will be prohibited within the Locomotive Workshop.

5.0 Emergency and Evacuation Procedures

5.1 Obligations

Site Management will oversee the emergency response procedures and training within the Locomotive Workshop. This process requires the cooperation of Site Management and tenants. Tenants will be required to nominate a representative who will be involved with safety training, these representatives are required to liaise with Site Management who will guide tenant representatives through the emergency and evacuation training.

5.2 Wardens

5.2.1 Building Chief Warden

The on-site security personnel will be appointed as the Chief Fire Wardens for the Locomotive Workshop. In the event of an emergency, the Chief Fire Warden will wear a white hat.

5.2.2 Tenant Wardens

Tenant wardens will be responsible for coordinating staff and visitors of the Locomotive Workshop, and communicating with the Chief Fire Wardens during emergency situations. Each tenancy is required to nominate a sufficient number of tenant wardens to perform these duties. Individual tenancies will be responsible for recording the movement of persons in/out of the tenancy. This information will be required during evacuation procedures.

Tenant 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.

In the event of an emergency, tenant wardens will be required to wear yellow hats, provided by Site Management.

5.3 Evacuation Procedures

The emergency evacuation assembly area for the Locomotive Workshop will be nominated prior to the issue of an occupation certificate. In cases of drills or emergencies, staff will be directed to this area by the tenant wardens.

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 the Locomotive Workshop until instructed by the Building Chief Warden.

5.4 Training

Site Management will schedule and facilitate the relevant training for all nominate personnel, ensuring they are able to conduct their duties.

5.5 First Aid

All security personnel will receive the relevant First Aid training. Tenants will be responsible for nominating and training their own First Aid personnel, as per their Workplace Health and Safety (WHS) requirements.

6.0 Amendments to this Plan

Prior to the issue of an occupation certificate for Bays 5-15 of the Locomotive Workshop, the OPoM will be reviewed and revised as necessary. This OPoM will then be reviewed and revised annually by Site Management. Tenants will be notified of OPoM amendments and revisions.

7.0 Declaration

I, Lisa Taylor..... of.....Mirvac Real Estate (operator).....

Acknowledge that I agree to the terms, and understand my obligation in relation to this Operational Plan of Management.



24/10/17

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Signed

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Date