



Macquarie University Central Courtyard Redevelopment Independent Environmental Audit No. 4



Assessment of FDC Constructions Environmental System Compliance Against the SSD 8755 Conditions of Consent

Audit Reference:	AQ1257.04
Audit Organisation:	FDC Construction & Fitout
Auditors:	Annabelle Tungol, Lead Auditor, AQUAS Luis Garzon, Auditor, AQUAS
Date of Audit:	20 January 2021
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This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

LUIS GARZON
Environmental Auditor

Date: 09/02/2021

Reviewed by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 09/02/2021

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1. Executive Summary

This audit was completed to assess the environmental controls established by FDC Construction and Fitout Pty Ltd (FDC), against the requirements of State Significant Development (SSD) 8755 Conditions for the Macquarie University Central Courtyard Redevelopment Project. The audit was conducted by AQUAS on 20th January 2021. This audit covered the applicable conditions of Part A, B and C and conditions of Part D – *Prior to Occupation or Commencement of Use* of the SSD 8755.

At the time of this audit the Central Courtyard had been completed and handed over, the student accommodation buildings were ready for handover and works were underway for completion of the Student Hub building. The Mars Creek was already restored and landscaped. Construction completion was on schedule for February 2021.

The environmental management of the development reviewed during this audit demonstrated an excellent performance with no non-compliances against the conditions of consent SSD 8755 and with the following key strengths noted:

- Active environmental monitoring of the site through weekly site inspections and monthly Project Management Audits;
- Demonstrated an excellent performance with regards to documentation and record keeping, including updates to the Construction Environmental Management Plan and subplans;
- Good management of waste/recycling and material tracking based on the records and registers presented;
- Implementation of effective environmental mitigation measures onsite, including:
 - Erosion and sedimentation controls including the management of sediment basin, silt fences installed around the perimeter as required and protection of pit drains;
 - Stockpiles were stabilised;
 - Works were conducted within the construction hours;
 - No complaints received within the review period;
 - Traffic controllers were in place and traffic plan was implemented;
 - Rumble grid was installed and maintained at the site exit;
 - Dust management was implemented, no mud tracking on road, street sweeper and water cart were available as required;
 - Tree protection was installed and maintained;
 - Site security was in place with entry restricted to the workers inducted onsite only; and
 - Spill kits were deployed around the site where required.

In summary, based on the previous four independent audit results (including this audit), the contractor has demonstrated an outstanding performance and continual improvement on managing their environmental aspects and impacts during the construction phase of the Macquarie University Central Courtyard redevelopment project in compliance with the SSD 8755 conditions.

2. Introduction

2.1 Background

FDC Construction and Fitout Pty Ltd (FDC) has been appointed by Macquarie University as the contractor for the redevelopment of Macquarie University Central Courtyard (MUCCP), which comprises the following:

- remediation works;
- construction of a multi-storey building to accommodate the Student Hub, including learning spaces, graduation hall and food and beverage retail outlets;
- construction of two student accommodation buildings with heights of 5 and 7 storeys above double height ground floors, to provide approximately 340 student beds and integrated academic uses;
- redevelopment of the landscaped Central Courtyard;
- construction of a shared basement including plant, loading and waste management facilities, end of trip facilities and accessible parking;
- installation of a new substation and installation of utilities and services;
- upgrade of western extent of Science Road; and
- tree removal and landscaping.

Project Manager Capital Insight (CI) has engaged AQUAS to undertake this fourth independent environmental audit on 20th January 2021. The audit was conducted during the construction phase of the project and prior to commencement of use of the development in compliance with the following SSD 8755 Conditions:

Condition C36

No later than two 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 and the Certifying Authority. The program was submitted by CI on 7th May 2019 via email to compliance@planning.nsw.gov.au, subject reference “SSD 8755 Condition C36”.

Condition C39

Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2020).

2.2 Project Details

Project Name:	Macquarie University Central Courtyard Redevelopment
Project Application No.:	SSD 8755
Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park NSW 2113
Project Phase:	Construction and Prior to Occupation
Project Activity Summary:	At the time of audit, the following works were completed or ongoing: Works at 1CC: <ul style="list-style-type: none">– Timber panelling to the Graduation hall walls complete other than last site measures, with ceiling installation underway

- Pre-function room services fit out progressing with floor finishes to be completed within the next 1.5 weeks (now completed)
- Amenities, Parents Room, First Aid room and back of house areas completed. Final defect rectifications underway
- Function room fit out progressing
- Ground floor fit out nearing completion
- Level 1 fit out is progressing well with joinery and floor finishes underway and services fit out commenced. First round of defect inspections since mid-December 2020
- Level 2 wall cladding and ceilings are underway. Services rough-ins complete
- Lift install nearing completion. Only interior fit outs remaining
- Roof completed to plantroom and atrium, with glass louvre install to atrium nearing completion
- Water feature structure nearing completion. Stair tread install underway with cladding to water feature commenced
- Remediation to Eastern embankment near water feature complete
- Commissioning of services progressing well with ARUP Witness Testing underway

Works at R1 & R2:

- All main façade installation complete.
- External doors and sunhoods nearing completion
- R1 & R2 lifts have been commissioned for final use
- Typical levels are complete, with first and second round defects completed
- Lower Ground & Ground Floor Lobby finishes have been completed. Second round defects have commenced
- Residential Courtyard paving and landscaping are completed
- The Hub stair & Gymnasium stair paving is completed with landscaping now underway
- Lower Ground external works with timber decking slab and exposed aggregate concrete footpaths are complete
- Services commissioning is underway with progressive witness testing by Arup

Works at Central Courtyard:

- Works were completed and handed over. The Central Courtyard was fenced off and not yet open for use

2.3 Audit Team

Details of the AQUAS independent environmental auditors that were approved by DPIE for this audit are as follows:

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536
Luis Garzon	AQUAS	Environmental Auditor	SAI Global Lead Auditor; SAI Global Certification as Environmental Auditor

The letter of approval by DPIE for this audit is attached as **Appendix A**, and the Independent Audit declaration forms are attached as **Appendix C**.

2.4 Audit Objectives

The objective of this audit was to undertake the fourth independent environmental audit in compliance with the SSD 8755 Cl. C39, with the focus on the Part D Conditions – *Prior to Occupation or Commencement of Use*, and in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2020).

The Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent had the Prior-to-Occupation audit scheduled for July 2021 but has been brought forward and combined with the January 2021 audit in order to match the handover dates in the Construction Program for the project.

2.5 Audit Scope

The scope of this audit comprised auditing of compliance with SSD 8755 conditions with focus on Part D Conditions – *Prior to Occupation or Commencement of Use*, including the following:

- Review of implementation of management plans, including:
 - MUCCP Construction Environmental Management Plan Revision G (09/07/2020) and Sub-Plans
 - MUCCP Construction Traffic and Pedestrian Management Plan Issue 15, 11 May 2020
 - MUCCP Construction Noise and Vibration Management Plan, Version 5, 11 May 2020
 - MUCCP Construction Waste Management Plan, Revision E, 06 July 2020
 - MUCCP Construction Soil and Water Management Plan, Revision F, 11 May 2020
 - MUCCP Construction Flood Emergency Response Plan, Revision E, 11 May 2020
 - MUCCP Communication and Stakeholder Plan, Revision F, 07 July 2020
 - Aboriginal Cultural Heritage Management Plan Ver. 5, June 2019
- Site inspection conducted on 20 January 2021
- Review the environmental performance of the project based on the previous audit results
- Review of environmental records
- Interview of site personnel, and
- Consultation with stakeholders.

2.6 Audit Period

This was the fourth independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works from 15th July 2020 to 20th January 2021.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities sighted on the day of audit.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Requirements set out in the SSD 8755. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 20th January 2021 at 8:34 am with CI, FDC project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and status of the works
- Occurrence of Environmental incidents
- Review of closing out the previous audit findings
- Overview of the audit process in accordance with the proposed Audit Program

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (CEMP and its sub-plans) to verify compliance with the SSD 8755 conditions,
- Conduct of a site walk to review implementation of mitigation measures and environmental controls,
- Conduct of the audit following the checklist that was prepared based on the Development Consent Conditions by interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during site inspection.

3.3.3 Closing Meeting

The closing meeting was held on 20th January 2021 at 3:15pm with representatives of CI, FDC and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of FDC staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
David Saczko	FDC	Design Manager
Damon Malek	FDC	Project Director
Michael Taylor	Capital Insight	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 8:45am on 20th January 2021, with AQUAS auditors and representatives from FDC. No issues were identified during the site inspection. Refer to details of the inspection in section 5.5 of this report and site photos in **Appendix E**.

3.6 Consultation

Communications were sent in advance of the audit to relevant personnel at the Department of Planning Industry and Environment as well as Macquarie University to request feedback about the project and highlight any areas for review by AQUAS during the audit.

Response was received only from DPIE, noting no particular areas of review.

Refer to **Appendix F** for consultation records.

3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

Status	Description
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.

In addition to the above descriptors, there is an option to raise Opportunities of Improvement (OFI) during this audit.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- MUCCP Construction Environmental Management Plan Revision G (09/07/2020) and Sub-Plans
- MUCCP Construction Traffic and Pedestrian Management Plan Issue 15, 11 May 2020
- MUCCP Construction Noise and Vibration Management Plan, Version 5, 11 May 2020
- MUCCP Construction Waste Management Plan, Revision E, 06 July 2020
- MUCCP Construction Soil and Water Management Plan, Revision F, 11 May 2020
- MUCCP Construction Flood Emergency Response Plan, Revision E, 11 May 2020
- MUCCP Communication and Stakeholder Plan, Revision F, 07 July 2020
- Aboriginal Cultural Heritage Management Plan Ver. 4, 29th April 2019
- Compliance Monitoring and Reporting Program for Central Courtyard Project SSD 8755 Macquarie University 1 May 2019
- Compliance Report May 2020
- Independent Audit Program Macquarie University Central Courtyard Redevelopment 30 April 2019
- Construction Compliance Report for Central Courtyard Project SSD 8755 Macquarie University May 2020
- Complaint Register – latest record October 2019. No complaints raised since then
- Monthly Project Management Audit 03/11/20
- P&M Galea Plant Hire Docket no. 89545 of 15/12/20 for 10,000L water cart
- DumpIt Waste Report for December 2020
- BCA Completion Certificate Requirements by BMG for 1CC dated 15/01/2021 (Rev. 1)
- BCA Completion Certificate Requirements by BMG for R1/R2 dated 22/12/2020 (Rev. 8)
- Stormwater Operation and Maintenance Plan by SCP, dated 16/11/2020
- Operational Waste Management Plan by EcCell Version 1 of 18/06/2020
- Landscaping Management Plan 250075 by GJS Landscapes dated 13/10/2020
- Records sighted were noted specifically in the audit checklist in Appendix D

5. Audit Findings

This audit was completed to assess the implementation of CEMP and environmental controls established by FDC against the requirements of SSD 8755. The audit confirmed that FDC has implemented its Environmental Management Plan mitigation measures with full compliance with Conditions of Consent SSD 8755. There were no non-compliances raised during this audit.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	104
Non-Compliant	0
Not Triggered	39
Total Requirements	143

5.1 Assessment of Compliance

The audit determined that FDC has complied with the Conditions of Consent. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	26	Compliant 15
		Non-compliant 0
		Not Triggered 11
Part B – Prior to commencement of Construction	39	Compliant 35
		Non-Compliant 0
		Not Triggered 4
Part C – During Construction	48	Compliant 32
		Non-Compliant 0
		Not Triggered 16
Part D – Prior to Occupation or Commencement of Use	30	Compliant 22
		Non-Compliant 0
		Not Triggered 8

5.2 Notices, Incidents and Complaints

FDC noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

A Complaints Register was in place where complaints details were recorded, including resolution reached.

There were no complaints recorded during the audit period July 2020 to January 2021. Only one complaint has been recorded so far on this project, as presented in the previous Independent Audit report.

5.3 Previous Audit Findings

There were no audit findings raised in the previous audit of 15 July 2020.

5.4 Audit Site Inspection

A site walk around the construction area was conducted to review the effectiveness of mitigation measures. The following controls were found to be in place and in good working condition:

- Erosion and sedimentation controls including the management of sediment basin, silt fences installed around the perimeter as required and protection of pit drains;
- Stockpiles were stabilised;
- Works were conducted within the construction hours;
- No complaints received within the review period;
- Traffic controllers were in place and traffic plan was implemented;
- Rumble grid was installed and maintained at the site exit;
- Dust management was implemented, no mud tracking on road, street sweeper was deployed and water cart was available as required;
- Tree protection was installed and maintained;
- Site security was in place with restricted entry only to the workers inducted onsite; and
- Spill kits were deployed around the site where required.

Photos of the site inspection are included in **Appendix E**.

5.5 Suitability of Plans and the EMS

The CEMP and sub-plans were generally well implemented and compliant with the requirements of the Development Consent and have been periodically reviewed to suit the current site aspects and impacts.

FDC Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

5.6 Actual and Predicted Impacts

There were no significant changes or additional impacts noted on the actual construction works and predicted impacts as stated in the Environmental Impact Assessment (EIA) remain the same.

5.7 Key Strengths

Overall, the project environmental performance in compliance with the conditions of consent SSD 8755 was pleasingly met with the following key strengths noted:

- Good environmental monitoring of the site through weekly site inspections and monthly Project Management Audits;
- Demonstrated an excellent performance on record keeping and documentation;
- Construction Environmental Management Plan and subplans reviewed and updated as necessary;
- Good working relationship between the environmental team;
- Good management of waste and material tracking based on the records and registers presented;

- Good implementation of the environmental mitigation measures, as defined in Section 5.4 Audit Site Inspection results.

5.8 Audit Findings and Recommendations

There were no Non-Compliances identified during this audit. We note that actions towards closeout of Conditions D8 – *Post Construction Dilapidation Report*, D14 – *Fire Safety Certification*, D15- *Structural Inspection Certificate* and D18 – *Stormwater Management Plan* were in progress at the time of the audit. These conditions need to be addressed by the proponent within the required timeframes to attain full compliance with SSD 8755 prior to the operation of the project. Refer to the attached **Appendix D** for full details of findings.

Appendix A. Auditors Approval



Planning,
Industry &
Environment

Capital Insight Pty Limited
76 Berry Street
North Sydney NSW 2060

Contact: Samuel Condon
Phone: (02) 8275 1169
Email: compliance@planning.nsw.gov.au

14 January 2021

Attention: Elisabeth Wallace

Email: elisabeth.wallace@capitalinsight.com.au

Dear Ms Wallace

Agreement of Independent Auditor

Macquarie University Central Courtyard Precinct Redevelopment - SSD 8755

I refer to your email dated 14 January 2021 seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (Department) of suitably qualified, experienced and independent auditors to undertake an independent audit of the Central Courtyard Precinct Redevelopment at Macquarie University.

In accordance with Condition C35 of SSD 8755 the Secretary has agreed to the following audit team from AQUAS:

1. Annabelle Tungol, Lead Auditor
2. Luis Garzon, Auditor

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2020), as detailed in the email correspondence between yourself and Hala Fua of the Department dated 10 September 2020. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding, the agreement for the above listed audit team for this project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

If you have any questions, please contact Samuel Condon on (02) 8275 1169 or compliance@planning.nsw.gov.au.

Yours sincerely



Julia Pope
Team Leader- Compliance Metro
As the Secretary's Nominee

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET



PROJECT: MUCCP AUDIT No.: 4
 AUDITEE: FDC / Capital Insight LEAD AUDITOR: Luis Garzon
 MEETING LOCATION: CL Site office
 OPENING MEETING DATE AND TIME: 20/01/21 8:34am
 CLOSING MEETING DATE AND TIME: 20/01/21 3:15pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor	<i>Lg</i>	<i>Lg</i>
Mike Taylor	Capital Insight	PM	<i>MT</i>	<i>MT</i>
Damon Malek	FDC	PD	<i>DMalek</i>	<i>DMalek</i>
DAVID SALZICO	FDC	DESIGN MANAGER	<i>DS</i>	<i>DS</i>

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form


Project Name:	Macquarie University Central Courtyard Redevelopment
Consent Number:	SSD 8755
Description of Project:	Macquarie University Central Courtyard Redevelopment project – comprising remediation works, construction of a multi-storey building to accommodate a Student Hub, two student accommodation buildings, landscaped central courtyard, etc.
Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park, NSW 2113
Proponent:	Macquarie University
Title of Audit:	Independent Environmental Audit
Date:	20 th January 2021

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of the Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Independent Audit Declaration Form

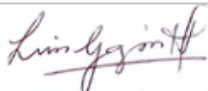
Project Name:	Macquarie University Central Courtyard Redevelopment
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Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park, NSW 2113
Proponent:	Macquarie University
Title of Audit:	Independent Environmental Audit
Date:	20 th January 2021

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. 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
- viii. 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) 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 the Auditor:	Luis Garzon
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating																																																																																																
1.0			SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS																																																																																																			
1.1	A	A1	Obligation to Minimise Harm to the Environment 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.	Environmental controls observed in the project site to minimise harm to the environment and were effective and in accordance with the current CEMP and Subplans. Examples sighted during the review of SSD conditions are noted in this checklist. Refer to Photos for implementation of mitigation measures at the time of audit.		Compliant																																																																																																
1.2	A	A2	Terms of Consent The development may only be carried out:			Compliant																																																																																																
1.3	A	A2 (a)	in compliance with the conditions of this consent;	Conditions of consent are complied with.																																																																																																		
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;	No specific directions, other than SSD.																																																																																																		
1.5	A	A2 (c)	generally, in accordance with the EIS, Response to Submissions and Supplementary Information;	No specific directions, other than SSD.																																																																																																		
1.6	A	A2 (d)	in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural Drawings prepared by architectus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>S5a-1_CC-AR-DA-NA-001</td><td>A</td><td>Site Plan – Demolition</td><td>22.11.2017</td></tr><tr><td>S5b-1_CC-AR-DA-NA-003</td><td>B</td><td>Site Plan</td><td>06.10.2017</td></tr><tr><td>S5a-1_CC-AR-TS-B1-100</td><td>K</td><td>GA Plan – Basement Level Lower</td><td>16.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-B1-101</td><td>J</td><td>GA Plan – Basement Level Upper</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-GR-102</td><td>K</td><td>GA Plan – Ground Level</td><td>16.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-GR-103</td><td>J</td><td>GA Plan – Ground Level Ceiling Void</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-DA-L1-104</td><td>B</td><td>DA Plan – Level 01</td><td>05.10.2017</td></tr><tr><td>S5a-1_CC-AR-DA-L2-105</td><td>B</td><td>DA Plan – Level 02</td><td>05.10.2017</td></tr><tr><td>S5a-1_CC-AR-TS-L3-106</td><td>K</td><td>GA Plan – Level 03</td><td>18.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-L4-107</td><td>J</td><td>GA Plan – Roof Plan</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-300</td><td>E</td><td>GA Elevations – North</td><td>18.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-301</td><td>D</td><td>GA Elevations – East</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-302</td><td>D</td><td>GA Elevations – South</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-303</td><td>D</td><td>GA Elevations – West</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-310</td><td>D</td><td>GA Section A-A</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-311</td><td>D</td><td>GA Section B-B</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-312</td><td>D</td><td>GA Section C-C</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-313</td><td>D</td><td>GA Section D-D</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-314</td><td>D</td><td>GA Section E-E</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-DA-NA-300</td><td>B</td><td>GFA Plans</td><td>05.09.2018</td></tr><tr><td>S5b-1-CC-AR-TS-B1-100</td><td>D</td><td>Overall Plan – Basement</td><td>20.07.2018</td></tr><tr><td>S5b-1-CC-AR-TS-GR-102</td><td>E</td><td>Overall Plan – Ground Level</td><td>24.08.2018</td></tr></table>	Architectural Drawings prepared by architectus				Dwg No.	Rev	Name of Plan	Date	S5a-1_CC-AR-DA-NA-001	A	Site Plan – Demolition	22.11.2017	S5b-1_CC-AR-DA-NA-003	B	Site Plan	06.10.2017	S5a-1_CC-AR-TS-B1-100	K	GA Plan – Basement Level Lower	16.07.2018	S5a-1_CC-AR-TS-B1-101	J	GA Plan – Basement Level Upper	09.07.2018	S5a-1_CC-AR-TS-GR-102	K	GA Plan – Ground Level	16.07.2018	S5a-1_CC-AR-TS-GR-103	J	GA Plan – Ground Level Ceiling Void	09.07.2018	S5a-1_CC-AR-DA-L1-104	B	DA Plan – Level 01	05.10.2017	S5a-1_CC-AR-DA-L2-105	B	DA Plan – Level 02	05.10.2017	S5a-1_CC-AR-TS-L3-106	K	GA Plan – Level 03	18.07.2018	S5a-1_CC-AR-TS-L4-107	J	GA Plan – Roof Plan	09.07.2018	S5a-1_CC-AR-TS-NA-300	E	GA Elevations – North	18.07.2018	S5a-1_CC-AR-TS-NA-301	D	GA Elevations – East	09.07.2018	S5a-1_CC-AR-TS-NA-302	D	GA Elevations – South	09.07.2018	S5a-1_CC-AR-TS-NA-303	D	GA Elevations – West	09.07.2018	S5a-1_CC-AR-TS-NA-310	D	GA Section A-A	09.07.2018	S5a-1_CC-AR-TS-NA-311	D	GA Section B-B	09.07.2018	S5a-1_CC-AR-TS-NA-312	D	GA Section C-C	09.07.2018	S5a-1_CC-AR-TS-NA-313	D	GA Section D-D	09.07.2018	S5a-1_CC-AR-TS-NA-314	D	GA Section E-E	09.07.2018	S5a-1_CC-AR-DA-NA-300	B	GFA Plans	05.09.2018	S5b-1-CC-AR-TS-B1-100	D	Overall Plan – Basement	20.07.2018	S5b-1-CC-AR-TS-GR-102	E	Overall Plan – Ground Level	24.08.2018	Presented Cert CRO-18156 of 17/10/19 by BM+G covering Stage 5a CCC2: “Structure, services, façade and external works only, associated with the construction of multi-storey 1CC Student Hub building...” and Cert CRO-18154 of 17/10/19 by BM+G covering Stage 5b CCC2: “Structure, services, façade and external works only, associated with the construction of two student accommodation buildings – known as R1 & R2...” No new evidence.		
Architectural Drawings prepared by architectus																																																																																																						
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Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating																																																																																																																																																				
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South</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-304</td><td>D</td><td>Elevations – R2 East</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-305</td><td>D</td><td>Elevation – R2 West</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-306</td><td>D</td><td>Elevations – R2 North South</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-311</td><td>C</td><td>Building Section R1</td><td>09.07.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-312</td><td>C</td><td>Building Section R2</td><td>09.07.2018</td></tr><tr><td>S5b-1-CC-AR-DA-NA-A-901</td><td>A</td><td>Area Schedule – GFA</td><td>29.09.2017</td></tr><tr><td colspan="4">Landscape Drawings prepared by ASPECT Studios</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>ALL-MCCP-LA-DA-B1-100</td><td>A</td><td>MASTER PLAN Basement Lower Level [Parkland]</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-GR-102</td><td>A</td><td>MASTER PLAN Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-NA-001</td><td>A</td><td>MASTER PLAN Overall</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-NA-002</td><td>A</td><td>MASTER PLAN Section Markers</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-GR-102</td><td>A</td><td>Central Courtyard Landscape Plan – Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-001</td><td>A</td><td>Central Courtyard Landscape Plan [Overall]</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-200</td><td>A</td><td>Central Courtyard Sections</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-201</td><td>A</td><td>Central Courtyard Sections</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-B1-100</td><td>A</td><td>1_CC Landscape Plan – Basement Lower Level [Parkland]</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-GR-102</td><td>A</td><td>1_CC Landscape Plan – Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-NA-001</td><td>A</td><td>1_CC Landscape 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3	24.08.2018	S5b-1-CC-AR-TS-L4-106	D	Overall Plan – Level 4	24.08.2018	S5b-1-CC-AR-TS-L5-107	D	Overall Plan – Level 5	24.08.2018	S5b-1-CC-AR-TS-L6-108	C	Overall Plan – Level 6	09.07.2018	S5b-1-CC-AR-TS-NA-300	D	Elevation – R1 East	17.08.2018	S5b-1-CC-AR-TS-NA-301	D	Elevation – R1 West	17.08.2018	S5b-1-CC-AR-TS-NA-302	D	Elevations – R1 North	17.08.2018	S5b-1-CC-AR-TS-NA-303	C	Elevations – R1 South	17.08.2018	S5b-1-CC-AR-TS-NA-304	D	Elevations – R2 East	17.08.2018	S5b-1-CC-AR-TS-NA-305	D	Elevation – R2 West	17.08.2018	S5b-1-CC-AR-TS-NA-306	D	Elevations – R2 North South	17.08.2018	S5b-1-CC-AR-TS-NA-311	C	Building Section R1	09.07.2018	S5b-1-CC-AR-TS-NA-312	C	Building Section R2	09.07.2018	S5b-1-CC-AR-DA-NA-A-901	A	Area Schedule – GFA	29.09.2017	Landscape Drawings prepared by ASPECT Studios				Dwg No.	Rev	Name of Plan	Date	ALL-MCCP-LA-DA-B1-100	A	MASTER PLAN Basement Lower Level [Parkland]	18/10/17	ALL-MCCP-LA-DA-GR-102	A	MASTER PLAN Ground Level [Courtyard]	18/10/17	ALL-MCCP-LA-DA-NA-001	A	MASTER PLAN Overall	18/10/17	ALL-MCCP-LA-DA-NA-002	A	MASTER PLAN Section Markers	18/10/17	S_2-CCPD-LA-DA-GR-102	A	Central Courtyard Landscape Plan – Ground Level [Courtyard]	18/10/17	S_2-CCPD-LA-DA-NA-001	A	Central Courtyard Landscape Plan [Overall]	18/10/17	S_2-CCPD-LA-DA-NA-200	A	Central Courtyard Sections	18/10/17	S_2-CCPD-LA-DA-NA-201	A	Central Courtyard Sections	18/10/17	S5a-1_CC-LA-DA-B1-100	A	1_CC Landscape Plan – Basement Lower Level [Parkland]	18/10/17	S5a-1_CC-LA-DA-GR-102	A	1_CC Landscape Plan – Ground Level [Courtyard]	18/10/17	S5a-1_CC-LA-DA-NA-001	A	1_CC Landscape Plan [Overall]	18/10/17	S5a-1_CC-LA-DA-NA-200	A	1_CC Sections	18/10/17	S5a-1_CC-LA-DA-NA-201	A	1_CC Sections	18/10/17	S5b-1_CC-LA-DA-B1-100	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-GR-102	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-NA-001	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-NA-200	A	R1 – R2 Sections	18/10/17	S5b-1_CC-LA-DA-NA-201	A	R1 – R2 Sections	18/10/17	S5b-1_CC-LA-DA-NA-202	A	R1 – R2 Sections	18/10/17			
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S5b-1_CC-LA-DA-NA-200	A	R1 – R2 Sections	18/10/17																																																																																																																																																							
S5b-1_CC-LA-DA-NA-201	A	R1 – R2 Sections	18/10/17																																																																																																																																																							
S5b-1_CC-LA-DA-NA-202	A	R1 – R2 Sections	18/10/17																																																																																																																																																							
1.7	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No specific directions have been provided by the Planning Secretary, other than the SSD conditions.		Not Triggered																																																																																																																																																				
1.8	A	A3 (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																																																																																																																																																							

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.9	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.10	A	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 inconsistencies were reported with the documentation in condition A2(c).		Not Triggered
1.11	A	A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	SSD 8755 is dated 18/04/2019 and the works have already commenced.		Not Triggered
1.12	A	A6	This consent does not approve retail fit-out. Separate approvals for the retail fit outs must be obtained for this use, if required by the EP&A Act.	Individual retail tenants will undertake their own fit-out.		Not Triggered
1.13	A	A7	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation, i.e. <i>P6, Dv8A: C198 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property</i>	BCA Compliance shown through the Crown Certificates by Blackett Maguire & Goldsmith ref. CRO-18123 & CRO-18125, dated 20/05/19. Signage was in place.		Compliant
1.14	A	A8	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes have occurred.		Not Triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.15	A	A9	Long Service Levy For work costing \$25,000 or more, a Long Service levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Presented FDC Construction (NSW) P/L - Levy Receipt No. 00379876 of 9/5/19 for D.A. SSD8755, Levy payment form No. 0357095.		Compliant
1.16	A	A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No advices or notices so received.		Not Triggered
1.17	A	A11	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Consultation has been done for updates of the CEMP – copy of emails included in the Plan. E.g. less vibration impacts onsite. No further consultation has been required.		Compliant
1.18	A	A11 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and			
1.19	A	A11 (b)	provide details of the consultation undertaken including:			
1.20	A	A11 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
1.21	A	A11 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
1.22	A	A12	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	No staging has been proposed for the project.		Not Triggered
1.23	A	A12 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);			
1.24	A	A12 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.25	A	A12 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.26	A	A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging has been proposed for the project.		Not Triggered
1.27	A	A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	CEMP Updated – latest version was Revision G of 09/07/2020.		Compliant
1.28	A	A15	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (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 Certifying Authority before the commencement of works.	Presented Construction Demolition Management Plan Rev. A 16/05/19 – included in the CC 1CC - item 32. Email to certifier 16/05/19 Subject: RE: MUCCP - 1CC - Submission 01.		Compliant
1.29	A	A16	Structural Adequacy 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. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Sighted Design Certificate from SCP dated 29/04/19 - Structural Adequacy is included. Also sighted Crown Certificate CRO-18125, dated 20/05/19 – Stage 5a BCACC1 for 1CC, and Crown Certificate CRO-18123, dated 20/05/19 – Stage 5b BCACC1 for R1 & R2.		Compliant
1.30	A	A17	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Architectural Design Statement by Architectus dated 23/08/19 noting there is no ACP specified internally or externally in the C10A (1CC) Building.		Compliant
1.31	A	A18	Student Beds A total of 342 student beds are approved as part of this consent.	Sighted letter from Architectus dated 23/08/19 stating that Architectural drawings submitted for Crown Certificate 2 includes total of 342 student beds as per DA condition.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.32	A	A19	Restrictions on Use - Accommodation Residents accommodated within the facility during the university semester periods must be students that are enrolled at the University, staff employed by the University and/or other persons affiliated or connected with the University (which may include visiting academics or students).	This condition for occupation will trigger during operational stage.		Not Triggered
1.33	A	A20	Residents accommodated within the facility outside the university semester periods must either meet the criteria in condition A19 or be attending, or affiliated with, University events or activities.	This condition for occupation will trigger during operational stage.		Not Triggered
1.34	A	A21	Applicability of Guidelines 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.	Condition noted.		Not Triggered
1.35	A	A22	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.	The SSD Conditions make reference to the Independent Audit Post Approval Requirements (Department 2018) and Compliance Reporting Post Approval Requirements (Department 2018). Email correspondence from CI to AQUAS dated 10/09/2020 "RE: MUCCP - Revised Independent Audit requirements" notes that DPIE has requested that the remainder of the project follow the updated guidelines – Independent Audit Post Approval Requirements (Department 2020). Email correspondence from DPIE to CI dated 19/08/2020 "FW: SSD 8755 - Compliance Report no. 3 - Initial Review" notes that compliance reporting will be done in accordance with the updated guidelines – Compliance Reporting Post Approval Requirements (Department 2020).		Compliant

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Audit and compliance reporting are now in accordance with the updated guidelines.		
1.36	A	A23	Monitoring and Environmental Audits 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, Site audit report 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 of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Sighted samples of Weekly Site Inspections that included noise monitoring, e.g. 30/6/2020 and 7/7/2020 New Evidence: "Project Management Audits" are conducted monthly, with a section on Environment. Sighted for 3/Nov/2020.		Compliant
1.37	A	A24	Access to Information 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:	Information published in the Macquarie University website, in the "About" section – Campus Development Plan – Central Courtyard Precinct. It includes: <ul style="list-style-type: none"> – General Information, summary of the project status – in Project Info – Contact details – in Central Courtyard News & Updates section – Drawings and Plans (original DA drawings) – Development Consent – Aboriginal Cultural Heritage MP – Compliance Program – Independent Audit Program – CEMP and other plans – Pre-Construction Compliance Report 	Michael***	Compliant
1.38	A	A24 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
1.39	A	A24 (a) (i)	the documents referred to in condition A2 of this consent;			
1.40	A	A24 (a) (ii)	all current statutory approvals for the development;			
1.41	A	A24 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;			
1.42	A	A24 (a) (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;			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.43	A	A24 (a) (v)	a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	<ul style="list-style-type: none"> – Construction Compliance Reports – Complaints Register – Independent Environmental Audits – Response to Audits – Noise & Vibration Monitoring Results No further Construction Compliance Reports after May 2020 – in accordance with the Compliance Reporting Post Approval Requirements (DPIE 2020).		
1.44	A	A24 (a) (vi)	a summary of the current stage and progress of the development;			
1.45	A	A24 (a) (vii)	contact details to enquire about the development or to make a complaint;			
1.46	A	A24 (a) (viii)	a complaint register, updated monthly;			
1.47	A	A24 (a) (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;			
1.48	A	A24 (a) (x)	any other matter required by the Planning Secretary; and			
1.49	A	A24 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
1.50	A	A25	Compliance The Applicant must ensure that all 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.	FDC's employees and its subcontractors are inducted on elements of the Development Consent Conditions. Additionally, these Conditions of Consent are included in the Subbies Tender Packages, e.g. sighted onscreen Mechanical Services Tender documentation in Aconex "Central Courtyard", with list of documents, including SSD 8755 Conditions. Employees have to know about the conditions to be able to manage them by the subcontractors.		Compliant
1.51	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Presented FDC Register of Licences/ Permits/ Approvals; includes Crown Certificate 1CC, Power Connection, Trade Waste. Sighted permits, e.g. <ul style="list-style-type: none"> – Harness Permit dated 6/11/20 for contractor Synergy Eng. for works 6-13/11/20; signed off by FDC representative. 		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> Concrete Cutting and Coring Permit dated 2/10/20 signed off by FDC Representative (S. O'Connor) Excavation Works Permit dated 18/01/21 for Eastern Embankment, with daily sign-off by FDC. A-Frame Ladder Permit dated 8/10/20 signed off by FDC and daily sign-off as well. 		
2.0			PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1	B	B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Commencement on 21/05/19 - As per email sent by FDC to Planning (M. Fu) on 14/05/19, Subject: "SSD 8755 Condition B1 - Notice of Commencement of Physical Work"		Compliant
2.2	B	B2	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.	No staged construction for this project		Not Triggered
2.3	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Design Compliance certificate by D. Templeton of SCP - 29/04/19, with list of all the drawings; Crown Certificate 1CC by BM&G includes the drawings 20/05/19.		Compliant
2.4	B	B3 (a)	the relevant clauses of the BCA; and	Updated new Crown Certificates dated 17/10/19, refer condition A2 (d).		
2.5	B	B3 (b)	this development consent.			
2.6	B	B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Sighted FDC Letter (Builders Certification) dated 16/05/19 to BM+G about this condition. CC 1CC & R1-R2 also provided.		Compliant

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2.7	B	B5	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.	Letters by BM+G sent to the Director-General at Planning, dated 20/05/19, Ref No. SSD 8755, with Crown Certificates for 1CC (item 31) and for R1- R2 (item 28).		Compliant
2.8	B	B6	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:			Compliant
2.9	B	B6 (a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to diversion, protection and support of the affected infrastructure;	As per condition A11. Sighted – meeting minutes for 12/9/19, Project Interface Meeting 24 Macquarie Uni. – precinct meeting 12/08/19, attended by FDC, CI and University. – water 14/05/19, gas 1/05/19 (Memo from Macquarie Uni to CI “MU Gas Provisions”); Ausgrid 21/11/18 certified design.		
2.10	B	B6 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Sighted Dilapidation Survey Report by James Townsend dated 5/05/19. Includes roads, gutters, floors, other surrounding areas.		
2.11	B	B6 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Email sent to Planning 15/05/19 including Dilapidation Report for review Dilapidation report included in CC 1CC item 4; Email to Council 9/05/19.		
2.12	B	B7	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> dated 7 March 2019 prepared by Geo-Logix.	Sighted the Remediation Action Plan. Actions included the remediation of hydrocarbons.		Compliant
2.13	B	B8	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the residential, open space and	Remediation Works were still ongoing. Contractor is taking samples and carrying out investigations. Remediation Works were still ongoing. Contractor is taking samples and carrying out investigations		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			commercial/industrial land uses and be provided to the satisfaction of the Certifying Authority.			
2.14	B	B9	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Part of the CEMP Rev D 29/04/19, prepared prior to commencement of earthworks. Sighted email from FDC to Planning – 25/06/19 Re: “SSD8755 – MUCCP Department Conditions” with unexpected contamination procedure; Reply email acknowledgement from Planning (M. Fu) 25/6/19 “RE: SSD8755 – MUCCP Department Conditions”.		Compliant
2.15	B	B10	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Sighted Memo from Macquarie Uni to CI 01/05/19 – “MU Gas Provisions”; others sighted as part of consultation in initial audit (A11).		Compliant
2.16	B	B11	Prior to the commencement of above ground works written advice must be obtained from the Ausgrid, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Sighted Letter from Ausgrid 21/11/2018 Re: “Electricity Network Connection Application at: Culloden Rd. Macquarie Park” – certified design No. 1119191/20181102. Memo from Macquarie University D. Mc Lyskey to E. Wallace (Capital Insight) dated 01.05.2019 stating that no authority approvals are required for communication provision – sighted		Compliant
2.17	B	B12	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment - State Significant Development Application ESD Report</i> prepared by Arup dated 20 October 2017 to target a minimum 5 Star Green Star rating.	Waste Management Plan Section 8 describes Ecologically Sustainable Development. Sighted letter from Northrop 16/05/19 Ref. 182418-SEL01-1 noting engagement for ESD. Letter from Pro Electrical – energy efficiency. Ref. 7938/DS-CC2-2, of 19/08/19. Hydraulic Services – design intent certification by MGP.		Compliant

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				Letter from Austral Air to the certifier – certificate of design for mechanical services, dated 23/08/19. Included in the Crown Certificate 1CC.		
2.18	B	B13	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Sighted letter from the electrical subcontractor Northrop, dated 16/05/19, statement of compliance about outdoor lighting. Submitted to BM+G - 1CC.		Compliant
2.19	B	B14	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	CC for 1CC has approval of Morris Goding Access Letter of 10/07/2018. Morris Goding Access Consulting - Letter dated 28/08/19 - certifying the design is in accordance with normal disability access practice meeting requirements of the BCA and relevant Australian Standards. Morris Goding Access Consulting – Access Review Design Development 10.07.2018		Compliant
2.20	B	B15	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Management Plans meet the requirements, e.g.		Compliant
2.21	B	B15 (a)	detailed baseline data;	– CEMP Sec. 3.3 Legal requirements		
2.22	B	B15 (b)	details of:	– CNVMP Sec. 3.1 contains details of EPA construction noise guidelines		
2.23	B	B15 (b) (i)	the relevant statutory requirements (including any relevant approval licence or lease conditions);	– CEMP Sec. 3.5 Monitoring - refers to performance against environmental objectives		
2.24	B	B15 (b) (ii)	any relevant limits or performance measures and criteria; and	– CEMP Sec. 3.11 Environmental Actions and Monitoring Table contains details of Environmental Actions, Controls and Criteria		
2.25	B	B15 (b) (iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures:			

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2.26	B	B15 (c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	<ul style="list-style-type: none"> – CEMP Sec. 3.5 refers to monitoring activities – CEMP Sec. 3.2.4 refers to monitoring of suppliers' performance – CEMP Sec. 3.8 refers to Incident Investigation & Reporting – Communication & Stakeholder Plan includes management of site incidents – CEMP Sec. 3.5 refers to inspections and task observations as means for promoting improvement. – CEMP Sec. 3.9 refers to process for management of non-conformances. 		
2.27	B	B15 (d)	a program to monitor and report on the:			
2.28	B	B15 (d) (i)	impacts and environmental performance of the development;			
2.29	B	B15 (d) (ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			
2.30	B	B15 (e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			
2.31	B	B15 (f)	a program to investigate and implement ways to improve the environmental performance of the development over time;			
2.32	B	B15 (g)	a protocol for managing and reporting any:			
2.33	B	B15 (g) (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)			
2.34	B	B15 (g) (ii)	complaint;			
2.35	B	B15 (g) (iii)	failure to comply with statutory requirements; and			
2.36	B	B15 (h)	a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for management plans.</i>			
2.37	B	B16	Construction Environmental Management Plan A Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	MUCCP Construction Environmental Management Plan – Revised & issued 09/7/2020 Rev. G		Compliant
2.38	B	B16 (a)	Details of:	-		
2.39	B	B16 (a) (i)	hours of work;	Sec. 1.8		
2.40	B	B16 (a) (ii)	24-hour contact details of site manager;	Sec. 2.3		
2.41	B	B16 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Sec. 3.11 under "Dust Generation"; "Odours" has controls.		
2.42	B	B16 (a) (iv)	stormwater control and discharge;	Sec. 3.11 & Soil & Water MP		
2.43	B	B16 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Sec. 3.11 & Soil & Water MP		

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2.44	B	B16 (a) (vi)	groundwater management plan including measures to prevent groundwater contamination;	Sec. 3.11 & Soil & Water MP		
2.45	B	B16 (a) (vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and	Sec. 1.9		
2.46	B	B16 (a) (viii)	community consultation and complaints handling;	Sec 3.6.2		
2.47	B	B16 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);	Appendix 4.1		
2.48	B	B16 (c)	Construction Noise and Vibration Management Sub-Plan (see condition B19);	Appendix 4.2		
2.49	B	B16 (d)	Construction Waste Management Sub-Plan (see condition B20);	Appendix 4.3		
2.50	B	B16 (e)	Construction Soil and Water Management Sub-Plan (see condition B21):	Appendix 4.4		
2.51	B	B16 (f)	Flood Emergency Response (see condition B22);	Appendix 4.5		
2.52	B	B16 (g)	an unexpected finds protocol for contamination and associated communications procedure	Sec. 3.2.3		
2.53	B	B16 (h)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	Waste Management Plan		
2.54	B	B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	CEMP Approved as part of CC for 1CC - item 26, and CC for R1-R2 - item 35. Copy sent to Planning, per BM+G correspondence dated 20/05/19 to the Director- General, Ref No. SSD 8755, with Crown Certificates for 1CC and for R1 & R2.		Compliant
2.55	B	B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	CTMP – part of the CEMP, no changes. (11/5/2020)		Compliant
2.56	B	B18 (a)	be prepared by a suitably qualified and experienced person(s);	Prepared by S. Wellman of PTC - Card No. 0043738209, Exp 7/5/20		
2.57	B	B18 (b)	be prepared in consultation with TfNSW Sydney Coordination Office and Council;	Sighted evidence of consultation, e.g. – email from Ryde Council 15/05/19 to FDC, ref. "RE: MU FDC Construction SSD8755 CTPMSP" noting the		

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				review of the CTPMSP Ver. R9 and comments. – email from TfNSW Coordination Office to FDC, ref. “RE: Macquarie University Development Consent SSD 8755”, of 16/05/19 with endorsement of the CPTMT that was provided by FDC.		
2.58	B	B18 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	5.9 Traffic Control Measures		
2.59	B	B18 (d)	detail heavy vehicle routes, access and parking arrangements on the campus;	5.7 Construction vehicle routes		
2.60	B	B18 (e)	construction worker parking impact and detail measures to minimise impacts on the surrounding road network, including 50 temporary car parking spaces on campus for construction workers and a shuttle bus service to encourage public transport use;	5.14 Staff parking		
2.61	B	B18 (f)	detail any interim construction routes, including adopting the alternative access arrangement utilising Epping Road/Culloden Road during the operation of the Station Link services or as otherwise agreed with the TfNSW Sydney Coordination Office;	Metro is complete and Link services finished.		
2.62	B	B18 (g)	detail construction program;	5.4 Construction Process		
2.63	B	B18 (h)	cumulative construction impacts of projects, including Sydney Metro Northwest and Station Link services;	5.12 Cumulative Effect of Adjacent Developments - Metro and Link finished		
2.64	B	B18 (i)	include a Driver Code of Conduct to:	Section 5.21 Driver Code of Conduct & Attachment 4		
2.65	B	B18 (i) (i)	minimise the impacts of earthworks and construction on the local and regional road network;			
2.66	B	B18 (i) (ii)	minimise conflicts with other road users;			
2.67	B	B18 (i) (iii)	minimise road traffic noise; and			
2.68	B	B18 (i) (iv)	ensure truck drivers use specified routes;	No complaints received regarding traffic		
2.69	B	B18 (j)	include a program to monitor the effectiveness of these measures; and			

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2.70	B	B18 (k)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	No traffic changes have occurred that affect residents		
2.71	B	B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Sighted Construction Noise & Vibration Management Plan, Report No. 19160 Ver. C of May 2019, prepared by Acoustics and Air. Latest update of 11/5/2020 Rev. E, as noise vibration risks have changed since last time (e.g. less vibration, noise monitored with handheld devices).		Compliant
2.72	B	B19 (a)	be prepared by a suitably qualified and experienced noise expert;	Acoustic and Air		
2.73	B	B19 (b)	describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	CNVMP Sections 6 CNV management process, and 7 noise & vibration control methods		
2.74	B	B19 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMP Section 5.3 discussion of noise & vibration impacts		
2.75	B	B19 (d)	include strategies that have been developed with the community for managing high noise generating works;	CNVMP Section 6.1 community consultation		
2.76	B	B19 (e)	describe the community consultation undertaken to develop the strategies in condition B19(d); and	CNVMP Section 6.1 community consultation. Consultation undertaken with the community (the University), e.g. sighted email trail between CI and FDC, Re: Noise & Vibration Management Plan – consultation” with reference to consultation with the University (dates 16/05/19, 13/05/19, 10/05/19)		
2.77	B	B19 (f)	include a complaints management system that would be implemented for the duration of the construction.	CNVMP Section 6.2 - Response to Complaints. No complaints received since the previous review.		
2.78	B	B20	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Sighted Construction Waste Management Plan Rev. C dated		Compliant

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				13/05/19. Revised Plan issued, dated 6/7/2020 Rev. E . No changes.		
2.79	B	B20 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	<p>CWMP Section 10 - table with material types, estimated volumes, proposed reuse/ recycling. Sighted Dumpit Bins Waste Reports with waste streams, quantities (tonnes), destination and any non-recycled waste sent to landfill, e.g.</p> <ul style="list-style-type: none"> – June 2019 – total 1.17t, 1.17t recycled, and 0.0t to landfill. – July 2019 – total 37.12t, 36.29t recycled, and 0.83t to landfill. – August 2019 – total 132.54t, 132.14t recycled, and 0.37t to landfill. – June 2020 – total 311.57t, 302.58t recycled, and 8.99 to landfill. – December 2020 – total 298.38t, 289.92t recycled (97%) and 8.46t to landfill. 		
2.80	B	B20 (b)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	<p>CWMP Section 7 removal of hazardous materials.</p> <ul style="list-style-type: none"> – Sighted Material Classification Report developed by ERM Rev 01 28/06/19, relates to hydrocarbons; – sighted Breen Resources delivery docket WBT0000416/1 of 02/07/19 with removal of contaminated soil – general solid, Net 29.6ton – sighted email 1/7/19 to Planning notifying that material is being removed 		
2.81	B	B21	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	<p>Sighted Construction Soil and Water Management Plan SCP Ref. 180122 Rev. D, dated 17/05/19, prepared by SCP Consulting.</p> <p>Revised Plan issued Rev. F of 11/05/2020.</p>		Compliant

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2.82	B	B21 (a)	be prepared by a suitably qualified expert, in consultation with Council;	Plan by SCP Consulting. There was consultation with Council, e.g. sighted email from Ryde Council (D. Pearse) to FDC dated 7/05/19, Re: "RE: SSD 8755 Macquarie University, Central Courtyard Project - B21 Construction Soil & Water Management Plan", with comments about the Plan.		
2.83	B	B21 (b)	describe all erosion and sediment controls to be implemented during construction;	CSWMP Sections 2.1 Soil and Water Management Implementation; 2.2 Erosion and Sediment Control.		
2.84	B	B21 (c)	provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the Site);	CSWMP Section 2.2 Erosion and Sediment Control.		
2.85	B	B21 (d)	detail all off-Site flows from the Site; and	CSWMP Section 1.3 site management		
2.86	B	B21 (e)	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	CSWMP Section 1.3 site management refers to 1 in 1-year ARI. Flood Emergency Response Plan refers to 1 in 100-year ARI.		
2.87	B	B22	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Sighted Flood Emergency Response Plan SCP Ref.180122 Rev. C, dated 17/05/19, prepared by SCP Consulting. Revised Plan issued 11/05/2020 Rev. E. – no changes.		Compliant
2.88	B	B22 (a)	be prepared by a suitably qualified and experienced person(s);	SCP Consulting		
2.89	B	B22 (b)	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	Refers to Macquarie Park Floodplain Risk Management Plan (by Bewsher on behalf of City of Ryde) and refined by ARUP during the planning phase of the project.		
2.90	B	B22 (c)	include details of:			
2.91	B	B22 (c) (i)	Staging of construction;	Sec. 1.2 states that "works are to be undertaken in a conventional construction sequence and are not proposed to be staged..."		

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2.92	B	B22 (c) (ii)	the flood emergency responses for both construction and operation phases of the development;	Section 3 Flood Warning; Section 4 Flood Evacuation		
2.93	B	B22 (c) (iii)	predicted flood levels;	Section 2 Flooding		
2.94	B	B22 (c) (iv)	flood warning time and flood notification;	Section 3.2 Flood Warning notification		
2.95	B	B22 (c) (v)	assembly points and evacuation routes;	Section 3.3 Assembly Location and Refuge Protocol		
2.96	B	B22 (c) (vi)	evacuation and refuge protocols; and	Section 3.3 Assembly Location and Refuge Protocol		
2.97	B	B22 (c) (vii)	awareness training for employees and contractors, and students.	section 5 Flood Awareness Training		
2.98	B	B23	Prior to the commencement of construction works, an Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared and submitted to the Department for approval. The ACHMP must address, but not be limited to, the following:	Aboriginal Cultural Heritage Management Plan (ACHMP) prepared by Extent Heritage Advisors dated June 2019 Rev 5: sighted Approved by NSW Department of Planning and Environment per letter dated 13/05/19, Ref SSD8755 "Condition B23 of Development of Consent for Macquarie University Central Courtyard Redevelopment at 73 Talavera Rd, Macquarie Park".		Compliant
2.99	B	B23 (a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties as identified in the letter titled <i>Central Courtyard Precinct (SSD_8755)</i> , <i>Macquarie University: Aboriginal heritage advice</i> prepared by Extent Heritage dated 22 March 2019;	Prepared by Extent Heritage Advisor Consultation Section 5.2		
2.100	B	B23 (b)	processes, timing, and methods for maintaining Aboriginal community consultation through the remainder of the project;	Section 5.2 Consultation		
2.100	B	B23 (c)	detailed review and investigation of the Aboriginal cultural heritage that may be present across the site;	Figure 14 identifies all the test pit locations;		
2.102	B	B23 (d)	processes for reviewing, monitoring, and updating the ACHMP as the project progresses, including incorporating any mitigation measures identified in the ACHAR being prepared in accordance with the requirements of condition D5;	Section 6 outlines the methods and procedures (e.g. 6.4 methodology for monitoring)		
2.103	B	B23 (e)	procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during	Section 6.10 unexpected finds procedure		

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			any stage of the works and appropriate procedures for notification and recommencing works;			
2.104	B	B23 (f)	protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significance, within the project boundaries, but not subject to salvage excavations;	Section 5.3 Hierarchical Management Actions		
2.105	B	B23 (g)	a requirement for all salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and	RAPs witnessed excavation of test pits - Test excavations		
2.106	B	B23 (h)	a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.	Final Plan 26/06/19.		
2.107	B	B24	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Sighted the Civil Design Report by SCP Sighted Certificate of Compliance Civil/Stormwater produced by SCP dated 13.05.2019. Crown Certificate BM+G 1CC 20/5/19 Item 20.		Compliant
2.108	B	B24 (a)	be designed by a suitably qualified and experienced person(s);			
2.109	B	B24 (b)	be generally in accordance with the conceptual design in the EIS;			
2.110	B	B24 (c)	be in accordance with applicable Australian Standards; and			
2.111	B	B24 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.			
2.112	B	B25	Flood Management Prior to the commencement of construction, the Certifying Authority must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Sighted Addendum Report to Civil Design Report - Section 2.1 addresses the 1% annual exceedance probability flood.		Compliant

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2.113	B	B26	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	Included in CC for 1CC - Item 20, Civil Design Report SCP 13/05/19		Compliant								
2.114	B	B27	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment- State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment - State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017.	Included in CC 1CC - Item 34. Acoustics Statement of Compliance by Northrop dated 16.05.2019 Ref No SY182418-AUSOC-A.		Compliant								
2.115	B	B28	Biodiversity Prior to any clearing or construction works, the Applicant must retire the class and number of ecosystem credits in the following table to offset the biodiversity impacts of the development. <table><tr><th>Impacted plant community type</th><th>Number of ecosystem credits</th><th>IBRA sub-region</th><th>Plant community type(s) that can be used to offset the impacts from development</th></tr><tr><td>PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney</td><td>1</td><td>Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.</td><td>Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)</td></tr></table>	Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development	PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney	1	Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)	Sighted “Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation” by Macquarie University – BCT Ref. BCF030, dated 16/05/19.		Compliant
Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development											
PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney	1	Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)											
2.116	B	B29	The retirement of credits in condition B28 maybe satisfied by payment to the Biodiversity Conservation Fund (BCF) of an amount equivalent to the class and number of credits, as calculated by the Biodiversity Offsets Payment Calculator.	Evidence of payment as per B28		Compliant								

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2.117	B	B30	Prior to any clearing or construction works, the Applicant must provide evidence to the Secretary of retirement of the required credit (OEH issued credit retirement report) or payment to the BCF (section 6.33 Statement Confirming Payment into the BCF by the Biodiversity Conservation Trust).	Evidence of payment as per B28		Compliant
2.118	B	B31	Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Sighted email by PTC Consultants sent to Council on 13/05/19 with attached letter notifying the RMS of the intended truck routes.		Compliant
2.119	B	B32	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings - Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Sighted letter from Northrop dated 15/05/19 Reference "Macquarie University – Mechanical Services Statement of Compliance". Letter refers to compliance with AS 1668.2-2012, AS/NZS 3666.1 and BCA. Also approved by Certifier in CC for 1CC, Item 16. Certificate of Design – Mechanical by Australian Air Com dated 23 August 2019		Compliant
2.120	B	B33	Rainwater Harvesting Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Sighted letter "Design Intent Certification: Hydraulic Services" by MGP, Rainwater harvesting included.		Compliant
2.121	B	B34	Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Sighted Design Statement of Intent by SCP Ref 18122 dated 14/05/19. Included in CC for 1CC, Item 35.		Compliant
2.122	B	B34 (a)	all vehicles must enter and leave the Site in a forward direction;			
2.123	B	B34 (b)	the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as			

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			manoeuvrability through the Site, must be in accordance with AUSTROADS; and			
2.124	B	B34 (c)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.			
2.125	B	B35	Bicycle Parking and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Sighted Letter from Architectus, dated 16/05/19, reference "Macquarie University Student Housing, R1 & R2" covering conditions a, b and c regarding bicycle parking and end-of trip facilities.		Compliant
2.126	B	B35 (a)	the provision of a minimum 68 bicycle parking spaces;	Letter from Architectus, dated 23 August 2019 submitting architectural drawings to FDC for Crown Certificate 2 including 68 bicycle parking spaces.		
2.127	B	B35 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities</i> . - <i>Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;	Also, FDC Letter of certification to the Certifier, Ref. "Development Consent SSD 8755, DA Conditions A17, B4, B5, B35(d), B35(e)", dated 16/05/19.		
2.128	B	B35 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	Included in CC 1CC, Items 30 and 31.		
2.129	B	B35 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.130	B	B35 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.131	B	B36	Compliance Reporting No later than two 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 and the Certifying Authority.	Compliance Monitoring and Reporting Program prepared by Capital Insight Included in CC1, Item22.		Compliant
2.132	B	B37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Sighted "Compliance Monitoring and Reporting Program for Central Courtyard Project SSD 8755 Macquarie University, 1/05/2019. Sighted Compliance Report dated 13/11/19, consistent with the		Not Triggered

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				<p>Compliance Reporting Post Approval Requirements document.</p> <p>Latest Compliance Report May 2020 was available on the MU Website.</p> <p>New Evidence:</p> <p>As noted under Condition A22, per email correspondence from DPIE to CI dated 19/08/2020 "FW: SSD 8755 - Compliance Report no. 3 - Initial Review", compliance reporting will be done in accordance with the updated guidelines – Compliance Reporting Post Approval Requirements (Department 2020). No new construction compliance reports are required under the new guidelines.</p>		
2.133	B	B38	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<p>Pre-Construction Compliance Report published in the Macquarie Uni website. Submission to the Department per email from CI, dated 1/05/19 Ref. "FW: SSD 8755 Compliance Reporting Program condition B36". and to the Certifier.</p> <p>Construction Compliance Report dated 13/11/19 was published in the MU Website. Sighted email 15/11/19 from E. Wallace to Planning with submission of the Compliance Report.</p> <p>Latest Compliance Report May 2020 was available on the MU Website.</p>		Compliant
2.134	B	B39	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operational stage has not started.		Not Triggered
3.0			PART C - DURING CONSTRUCTION			

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3.1	C	C1	Approved Plans On Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Latest revision of Plans available in the site server. https://www.mq.edu.au/about/about-the-university/our-campus/campus-development-plan/central-courtyard-precinct		Compliant
3.2	C	C2	Site Notice A site notice(s):	Site Notices sighted onsite with information including:		Compliant
3.3	C	C2 (a)	must 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, Certifying Authority and Structural Engineer.	– Hours of work – Contact numbers – Certifying authority – Structural Engineer – Etc.		
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:	Notices have been relocated but remain in place. See photos Appendix E.		
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	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 must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	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.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted various records of equipment operation and maintenance, e.g.		Compliant
3.10	C	C3 (a)	maintained in a proper and efficient condition; and	– Compactor Roller SN 0000332KGN018815 – sighted		
3.11	C	C3 (b)	operated in a proper and efficient manner.	Mobile Plant Induction dated 30/1/20; Tradesperson Certificate L. Vassallo issued 14/04/19; Service Sheet 09/06/19; Plant Risk Assessment WMS010-F01 of 24/09/2019.		

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				<ul style="list-style-type: none"> Plant Register included data on date of mobile, plant type, plant owner, registration date, current hours work and next schedule of maintenance and inspection. EWP Genie G51932 LR=1977, log book 5/02/2020 to 20/02/2020, Maintenance inspection Report dated 5/02/2020 Sighted example of EWP 2020 A8.7 Scissor Lift Service due 29/09/2020, Contractor AUSRISE Mobile Plant Induction for A8.7 dated 13/07/2020 <p>New Evidence</p> <p>Sighted Mobile Plant Induction form dated 12/10/20 for Excavator SN03E Model 2X55U. All checks conducted and signed off by FDC. Attached is maintenance report of 1/7/20, risk assessment & Risk management Report.</p> <p>Sighted Mobile Plant Induction Form for Scissor Lift dated 3/8/20, all checks done and signed off by FDC. Attached copy of maintenance logbook, Risk Mgt, etc.</p>		
3.12	C	C4	Demolition Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (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 Certifying Authority before the commencement of works.	Presented Construction Demolition Management Plan Rev. A 16/05/19 – included in the CC 1CC - item 32. Email 16/05/19 Subject: RE: MUCCP - 1CC - Submission 01.		Compliant

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.13	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction works are only done during the approved hours. Contractors, including deliveries, are aware of the obligation to comply with working hours.		Compliant
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and	No works carried out of hours in the last six months; no complaints received.		
3.15	C	C5 (b)	between 8am and 4pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	No out of hours works undertaken so far. No variations have been submitted to Planning.		Not Triggered
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.20	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.22	C	C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not used so far for out of hours works. Would use the Disruption Notice process (DN).		Not Triggered
3.23	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Activities conducted as per the Noise & Vibration Mgt Plan. All activities related to this condition are now completed.		Not Triggered
3.24	C	C8 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C8 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C8 (c)	9am to 12pm, Saturday.			
3.27	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Six-monthly review of CEMP issued, Rev. G of 9/7/2020. Submitted to subcontractors.		Compliant
3.28	C	C10	Aboriginal Cultural Heritage Management Plan The Applicant must carry out the construction of the development in accordance with the most recent version of the relevant ACHMP.	Activities conducted as per Plan – All investigations done, now only follow the unexpected finds procedure.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				There have been no unexpected finds since the last audit.		
3.29	C	C11	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.	Vehicles routes per the TMP. All construction vehicles were contained within the site.		Compliant
3.30	C	C12	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No ROLs have been required for this Project.		Not Triggered
3.31	C	C13	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Sample of SWMS sighted, e.g. – SWMS For Scaffolding. Sighted FDC SWMS Checklist 19/8/19 reviewed by J. Perri, not comments. Contractor Waco Kwikform Ltd; pg. 17 has signoff by all relevant employees; Task Observation 23/1/2020. – Sighted Heavy vehicle Driver Licence (27/7/22) & Plant Operator licence (Exp. 28/1/22) for operator of Roller – L Vasallo. – Sighted licences for M.G. Shears – High risk work (exp 20/12/22); Work safety at heights MSMG237A of 27/09/11; EWP trained operator 208725 of 11/02/03 etc. Worksite is fully enclosed, and access is only provided to authorised personnel, e.g. gates unlocked with swipe cards. No new trades commenced works in the last six months. Supervision of works was in place including safety and environmental inspections onsite.		Compliant
3.32	C	C14	Hoarding Requirements The following hoarding requirements must be complied with:			Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.33	C	C14 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	<p>Hoardings observed around the perimeter of the site had no third-party advertising or graffiti.</p> <p>All hoardings installed within private property.</p> <p>Hoardings have mostly been replaced by ATF fencing as most areas are either handed over or soon to be completed. No third party ads or graffiti seen during site walk.</p>		
3.34	C	C14 (b)	the construction site manager must 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; and			
3.35	C	C14 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.36	C	C15	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Public way was not obstructed. All works are contained within the enclosed site, hence no interaction with public areas.		Compliant
3.37	C	C16	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>Works in accordance with the Noise & Vibration Management Plan.</p> <p>One Noise Monitor onsite now, plus manual measurements taken with handheld device during weekly safety walks, e.g. sighted for 29/01/20 in "Weekly Site Inspection".</p> <p>New evidence:</p> <p>Noise monitor no longer onsite. Now use handheld noise monitors.</p> <p>Do fortnightly safety walks, e.g. sighted "Weekly Site Inspection" form 30/6/2020 and 7/7/2020 with noise monitoring readings – Lincoln GF, L1, L2, all readings 69 dB or less.</p> <p>New evidence: Noise monitoring is checked during the Monthly Site Audits – e.g. sighted Site Audit for 3/11/20.</p>		Compliant
3.38	C	C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or	All within working hours. Contractors, including construction vehicles, are		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			surrounding residential precincts outside of the construction hours of work outlined under condition C5.	aware of the obligation to comply with working hours. No complaints have been received for out of hours works.		
3.39	C	C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Working within the criteria outlined in the CNVMP. No complaints have been received regarding noise.		Compliant
3.40	C	C19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Working within the criteria outlined in the CNVMP. No complaints have been received regarding noise.		Compliant
3.41	C	C20	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	FDC noted that only university buildings are adjacent to the worksite (no residences). The works are managed in accordance with the Noise & Vibration Management Plan Ver. C, 14/05/19 (now updated to Ver. D 17/12/19). Sighted results of vibration monitoring, e.g. spreadsheet with raw data for "Vibration – E7B Plant" for 22/05/19 10:40am-10:59am. There were some exceedances for "human comfort" but none that could affect structures. Contractor noted that works onsite causing significant vibration to have now been completed. No vibration works during the audit period.		Not Triggered
3.42	C	C20 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and			
3.43	C	C20 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).			
3.44	C	C21	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19	No vibratory compactors used during this reporting period.		Not Triggered
3.45	C	C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management	Noise and Vibration Management Plan cite limits per the standards as in conditions C20 and C21.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Plan, approved as part of the CEMP required by condition B19 of this consent.			
3.46	C	C23	Tree Protection For the duration of the construction works:	Tree protection zone, fencing and signages were installed around the protected trees.		Compliant
3.47	C	C23 (a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.	No trimming or removal of street trees noted to date.		
3.48	C	C23 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	There are a few trees within the site, which are protected. Arborist Consultant undertakes maintenance and protection of trees. Sighted Monthly Report by Truth About Trees dated 29/19/19; the trees to be protected have a fence around them. The arborist report certifies that the requirements are being satisfied.		
3.49	C	C23 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the <i>MUCCP Stage 5a & 5b Macquarie University</i> report prepared by Australian Tree Consultant Pty Ltd dated 27 November 2017; and	Trees fenced-off. Refer to item above. No trees were removed during the audit period. Trees fenced off as per site walk (see photo in Appendix E).		
3.50	C	C23 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Protection measures by arborist – Truth About Trees. Tree protection measures had not yet been removed.		
3.51	C	C24	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Street sweeper observed during site walk, used where necessary – See photo Appendix E;		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Sighted docket of sweeper booked on 1/6/20 6am to 5:30pm & water cart booked on same day P&M Galea Hire. Still has water cart and street sweeper contracted, for work, e.g. Sighted P&M Galea Plant Hire Docket no. 89545 of 15/12/20 for 10,000L water cart.		
3.52	C	C25	During construction, the Applicant must ensure that:			Compliant
3.53	C	C25 (a)	exposed surfaces and stockpiles are suppressed by regular watering;	Stockpile covered with geofabric, banded.		
3.54	C	C25 (b)	all trucks entering or leaving the site with loads have their loads covered;	Loads in trucks covered. In addition, there is a street sweeper.		
3.55	C	C25 (c)	trucks associated with the development do not track dirt onto the public road network;	Rumble grid and wheel wash were installed at the site exit. The street sweeper was also in operation, on days when there is potential for mud (rainy days) or during concrete pours, etc. Rumble grid was maintained.		
3.56	C	C25 (d)	public roads used by these trucks are kept clean; and	As above, street sweeper in operation. No dust/mud on the road noted during the audit. No dust on road noted during site walk.		
3.57	C	C25 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Exposed areas were stabilised, and creek area landscaped was completed. Stockpile next to sediment pond is stabilised.		
3.58	C	C26	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Erosion and Sedimentation Management controls were maintained. Controls established are mostly for landscaping works. The sediment basin is in place, no issues.		Compliant
3.59	C	C27	Imported Soil The Applicant must:			Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.60	C	C27 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	<p>Imported soil for central courtyard. Received tests of all materials imported. Sighted A Materials Tracking Register. E.g. sighted test report</p> <p>Boral - 7 February 2020 to Nepean Landscape Supplies – VENM. Sighted a letter of exemption for recycled materials (from Concrete Recycle) 20/6/19. No imported material within the last six months.</p>		
3.61	C	C27 (b)	keep accurate records of the volume and type of fill to be used; and			
3.62	C	C27 (c)	make these records available to the Certifying Authority upon request.			
3.63	C	C28	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	<p>Water goes to the sediment pond, gets flocculated and then discharged to the Macquarie Lake (not to the street stormwater system). FDC noted that sediment pond has greater than prescribed capacity and discharges are rarely required. Presented a Flocculation Register for Project No. 25, used for maintaining record of flocculation – per OFI-02 of 18/09/19 Independent Audit. Presented “Water Quality Investigation Results” by Safe Work & Environments 27/09/19. Last flocculation of the sediment basin was conducted in March 2020. Flocculation Register was presented as evidence.</p>		Compliant
3.64	C	C29	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may	Unexpected Finds Protocol is in place, but nothing has been found.		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			only recommence with the written approval of Heritage Division of the OEH.			
3.65	C	C30	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins placed in different locations throughout the site. All waste placed in bins, then taken offsite and classified by the Contractor Dumpit – See photos Appendix E. Sighted Dumpit Waste Report for December 2020 – total 298.38t, 289.92t recycled (97%) and 8.46t to landfill.		Compliant
3.67	C	C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stockpile SP1 had ENM & SP2 Asbestos removed: <ul style="list-style-type: none"> – Sighted Notice of intent to remove friable Asbestos – Had the Waste classification cert by Alliance Geotechnical 16/6/2020 – Waste classification Cert EI Australia 23/6/20. – Clearance certificate of asbestos by Cleansafe – 4/5/20. – Disposed of at Bingo Eastern Creek – sighted docket 25/6/20 New Evidence: No spoil generated and to be classified within the last six months.		Compliant
3.68	C	C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste or spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	As per CEMP. No trucks were sighted transporting waste or excavation spoil on the day of the audit – See condition C25 (b).		Compliant
3.69	C	C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented	Activity is normally being done as per CEMP, e.g. there is a concrete washout		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			from entering any natural or artificial watercourse or stormwater system.	bay, sighted during site inspection – see photo Appendix E. New evidence: No concrete washout required for the works currently taking place onsite.		
3.70	C	C34	Handling Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	Sighted the Site Audit Statement Section A1 carried out by K. Lloyd from Zoic Environmental (Approved EPA auditors) dated 7/12/2020.		Compliant
3.71	C	C35	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	AQUAS Auditors approved for the fourth audit by DPIE – sighted letter from Planning (J. Pope) dated 14/01/21, ref. "Agreement of Independent Auditor Macquarie University Central Courtyard Precinct Redevelopment - SSD 8755" with approval of A. Tungol and L. Garzon.		Compliant
3.72	C	C36	No later than two 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 and the Certifying Authority.	Independent Audit Program was submitted 7/5/19, per email from CI to Planning ref. "SSD 8755 Condition C36".		Compliant
3.73	C	C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:	Subsequent audits carried out within six months from the date of the initial audit. This is the fourth independent audit		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.74	C	C37 (a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	conducted on 20/01/21 and includes review of Prior to Occupation conditions.		
3.75	C	C37 (b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.			
3.76	C	C38	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Different times for independent audits have not been required by the Planning Secretary.		Not triggered
3.77	C	C39	Independent Audits of the development must be carried out in accordance with:	The audit has been carried out by AQUAS in accordance with the methodology and Independent Audit Report, as per the Independent Audit Post Approval Requirements (Department 2020). The Prior-to-Occupation audit had been scheduled for July 2021 but was brought forward and combined with the January 2021 audit in order to match with the handover dates in the Construction Program for the project.		Compliant
3.78	C	C39 (a)	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and			
3.79	C	C39 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			
3.80	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Sighted Capital Insight letter of 26/02/2020 with response to the issues identified during the IE Audit conducted on 06/02/2020. This was published in the Macquarie University project website. The letter included response to the non-compliances and opportunities for improvement. Independent Environmental Audit of 15/07/2020 was available in the project website.		Compliant
3.81	C	C40 (a)	review and respond to each Independent Audit Report prepared under condition C39 of this consent;			
3.81		C40 (b)	submit the response to the Department and the Certifying Authority; and			
3.82	C	C40 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.83	C	C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operational audits not yet carried out. This may trigger during operational stage.		Not Triggered
3.84	C	C42	Incident Notification, Reporting and Response 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 notifiable environmental incidents have occurred.		Not Triggered
3.85	C	C43	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	As above.		Not Triggered
3.86	C	C44	Non-compliance Notification 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 Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Notification not required, as there were no non-compliances raised within the last six months.		Not Triggered
3.87	C	C45	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	As above.		Not Triggered
3.88	C	C46	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No notifiable environmental incidents have been raised for the project to date.		Not Triggered
3.89	C	C47	Revision of Strategies, Plans and Programs Within three months of:	Refer to notes on updates in Part B.		Compliant
3.90	C	C47 (a)	the submission of a compliance report under condition B36;	Sighted submission of updated plan to CI on 10/06/2020 via Aconex. CI forwarded to Planning on 11/06/2020.		
3.91	C	C47 (b)	the submission of an incident report under condition C42;	Sighted Post Approval notification SSD-8755-PA-7 (no date).		
3.92	C	C47 (c)	the submission of an Independent Audit under condition C39;			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.93	C	C47 (d)	the approval of any modification of the conditions of this consent; or	Certifying Authority notified via email on 10/07/2020. New evidence: None of the conditions (a) - (e) triggered a review.		
3.94	C	C47 (e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
3.95	C	C47	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			
3.96	C	C48	<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 Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority 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>	No new updates. The Development is nearing completion.		Not Triggered
4.0			PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE			
4.1	D	D1	<p>Notification of Occupation</p> <p>The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Sighted:</p> <ul style="list-style-type: none"> - Post Approval Document Name of Document: Notification D1 Noting attachment of notification of anticipated commencement dates for the buildings approved under SSD-8755 required by approval condition D1. - CI-GCOR-008336 dated 14/12/2020 from CI to FDC with attachment of the Post Approval document. - Letter from CI to DPIE dated 14/12/2020 Re: "SSD 8755 Condition D1", noting anticipated dates of commencement for student accommodation (23/01/2021) and 		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				learning and teaching building (05/02/2021)		
4.2	D	D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems 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.	Sighted BCA Completion Certificate Requirements by Blackett Maguire & Goldsmith (BMG) for 1CC dated 15/01/2021 (Rev. 1) and R1/R2 dated 22/12/20 (Rev.8) including all items required to be addressed. This includes "Planning Approval Requirements" for condition D2 (received 08/01/2021 – accepted on 15/01/20 per Aconex Correspondence CIGCOR-008653, submitted to Planning on the next day – screenshot of the post-approval submission on Planning portal sighted). Similar document for D2 (received 26/11/20 – accepted on 9/12/20 per Aconex correspondence CI-GCOR-008250 from CI to FDC).		Compliant
4.3	D	D3	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.	As above.		Compliant
4.4	D	D4	Development Contributions Prior to the occupation of the building, any development contributions payable under the Planning Agreement entered into between the City of Ryde Council and Macquarie University must be made and receipt of payment submitted to the satisfaction of the Certifying Authority.	Sighted Receipt from City of Ryde – Receipt No. 2239459 dated 30/11/20 for Macquarie Uni. This item is included in the BMG Cert. requirements.		Compliant
4.5	D	D5	Aboriginal Cultural Heritage Assessment Report Prior to the occupation of the building, an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the campus that considers the Aboriginal cultural heritage values that exist across the campus, must be prepared by a suitably qualified and experienced expert and submitted to the Department for approval. The ACHAR must address, but not be limited to, the following:	The ACHAR is in place. Sighted letter from DPIE to Macquarie Uni dated 17/03/2020 re: "Macquarie University Central Courtyard Redevelopment (SSD 8755) Condition D5 – Aboriginal Cultural Heritage Assessment Report" States that the Department is satisfied that the report meets the requirements of this condition.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (a) identify and describe the Aboriginal cultural heritage values that exist across the University campus, including any necessary surface survey and test excavation; (b) identify and address the Aboriginal cultural heritage values in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and <i>Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW</i> (OEH, 2010); (c) undertake consultation with Aboriginal people and document this consultation in accordance with <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW); (d) the significance of cultural heritage values of Aboriginal people who have a cultural association with the land; (e) identify, assess and document all impacts on the Aboriginal cultural heritage values; (f) demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes; and (g) where impacts are unavoidable, outline measures proposed to mitigate impacts. 			
4.6	D	D6	Any objects recorded as part of the ACHAR must be documented and notified to OEH.	No objects recorded		Not Triggered
4.7	D	D7	Any measures identified in the ACHAR to avoid or mitigate Aboriginal cultural heritage impacts and to conserve Aboriginal cultural heritage values must be adopted and the development modified to address these recommendations prior to occupation of the building.	<p>No recommendations in the ACHAR for the development.</p> <p>Sighted Aconex correspondence from CI with cc to FDC on 17/11/2020 noting that the recommendations are for future projects and master planning.</p>		Not Triggered
4.8	D	D8	<p>Post-construction Dilapidation Report</p> <p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-</p>	This has been done for some areas but the final report has not been prepared yet – it will be completed once all the works are finalised.	<p><u>Note:</u></p> <p>This condition is to be fully addressed prior to the commencement</p>	Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council. 	<p>b) the "BCA Completion Cert. Requirements" from BMG includes this item.</p> <p>c) to be done when the final report is finalised.</p>	of use of the development	
4.9	D	D9	<p>Protection of Public Infrastructure</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> 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. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by D4 of this consent.</i></p>	Sighted email trail FDC to Council on 21/10/2020 in relation to this condition and response from Council on 27/10/2020 noting that no works are required and that from their side this condition is closed.		Not Triggered
4.10	D	D10	<p>Utilities and Services</p> <p>Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	Sighted Section 73 letter from Sydney Water Case No. 179514 noting approval. The letter was dated 22/08/2019 and Applicant Reference 2019-0254.		Compliant
4.11	D	D11	<p>Works as Executed Plans</p> <p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have</p>	Sighted "Drainage Plan Lower Ground Sheet 2" S_0-CV-0304 Rev. 11, signed by R. Abbott Reg. Surveyor 9057 – drawing is WAE)		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			been constructed as approved, must be submitted to the Certifying Authority.	Item is in the list of BCA completion by BMG.		
4.12	D	D12	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 	Sighted Austral Air Installation Certificate issued to FDC confirming that the mechanical systems comply with the requirements of this condition. The certificate is signed off and dated 01/12/2020 – R1/R2; Another one similar, dated 16/01/21 for 1CC. Both are included in the BMG completion cert. The one for 1CC just recently got crossed out comments, as requirements were submitted.		Compliant
4.13	D	D13	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Sighted email trail FDC to Council on 21/10/2020 in relation to this condition and response from Council on 27/10/2020 noting that no works are required and that from their side this condition is closed.		Not Triggered
4.14	D	D14	Fire Safety Certification Prior to the final occupation, a Fire Safety Certificate must be obtained for all the 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 Council. The Fire Safety Certificate must be prominently displayed in the building.	Sighted copy of the Fire Certificate – signed by T. Carton from Macquarie University, dated 10/12/20. Photo evidence of the Certificate displayed for R1/R2. Sighted email 15/01/21 from BMG to FDC noting that the Fire Certificate has been submitted as part of the R1/R2 Completion Certificate Package. The certificate has not been yet issued for 1CC as there are still works to be completed.	<u>Note:</u> This condition is to be fully addressed prior to the commencement of use of the development	Not Triggered
4.15	D	D15	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying	Sighted Construction Compliance Certificate by SCP dated 15/01/2020 certifying that the structure complies with the requirements, including periodic	<u>Note:</u> A copy of the Certificate with an	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifying Authority 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. c) person/s authorised to, for the life of the development. 	<p>inspections, including also list of drawings and the person authorised for R1/R2, and similar for 1CC, dated 2/10/2020.</p>	<p>electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to Council prior to occupation / operation of the building.</p>	
4.16	D	D16	<p>Compliance with Food Code</p> <p>The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p>	<p>Sighted certificate by HRC Alliance Installation Certificate confirming compliance with the requirements of this condition. Signed off and dated 26/10/2020.</p> <p>Listed in the BMG completion cert. for both R1/R2 and 1CC.</p>		Compliant
4.17	D	D17	<p>Stormwater Quality Management Plan</p> <p>Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <ul style="list-style-type: none"> a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 	<p>Sighted the Stormwater Operation and Maintenance Plan prepared by SCP, dated 16/11/2020 and it includes:</p> <ul style="list-style-type: none"> a) schedule of maintenance b) record & reporting in the schedule of maintenance (frequency and procedure) c) notes that a suitably qualified person can do the work <p>Has drawings and product O&M manual by Ocean (Ocean Guard TM)</p>		Compliant
4.18	D	D18	<p>Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.</p>	<p>Sighted SCP Construction Compliance for R1/R2 dated 22/12/20 for this condition (and other requirements) by J. Clare, civil Engineer with SCP has certified compliance to this requirement. Not yet completed for 1CC.</p>	<p><u>Note:</u></p> <p>This condition is to be fully addressed prior to the commencement of use of the development</p>	Not Triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.19	D	D19	Rainwater Harvesting A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Sighted letter from FDC Sighted drawing Hydraulic Schematics Hot/Cold water and Gas Services No. S5a-HYD-301. This demonstrates use of the rainwater. Drawing is signed by MGP (hydraulic consultant). This is for R1/R2 and 1CC.		Compliant
4.20	D	D20	Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Sighted Installation Certificate by Austral Air 1/12/2020 noting compliance for R1/R2 and similar dated 16/01/2021 for 1CC.		Compliant
4.21	D	D21	Outdoor Lighting The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: <ul style="list-style-type: none"> a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Sighted Pro Electrical Installation Certificates showing compliance to the AS 4282 – for 1CC dated 16/10/2020, and R1/R2 dated 16/10/2020. Included in the BM+C BCA Completion Certificate Requirements.		Compliant
4.22	D	D22	Signage Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Sighted letter by FDC to BMG about the proposed signage, dated 30/11/20 and sent 9/12/2020.		Compliant

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.23	D	D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Sighted letter by FDC to BMG about the proposed signage, dated 30/11/20 and sent 9/12/2020. Photo with signage was attached to the letter.		Compliant
4.24	D	D24	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Sighted letter by FDC to BMG dated 9 th December 2020 confirming that there are no toilets or hose taps/ irrigation systems that use non-potable water, so there is no requirement for this signage.		Not Triggered
4.25	D	D25	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in the Response to Submissions.	Sighted Operational Waste Management Plan by EcCell, for Capital Insight on behalf of Macquarie University, Version 1 of 18/06/2020. The Plan includes the type and quantity of waste expected; describes the waste disposal systems, methods of separation, separation per streams (table 1). Included in the BMG Completion certificate.s		Compliant
4.26	D	D26	Validation Report The Applicant must prepare a Validation Report for the development. The Validation Report must: a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;	Sighted a Site Validation Report for Areas 1 and 4 – per plan of the site showing all areas. a) report prepared by ERM Consultants R. Jaman and A. Hincksman. Auditor is Zoic K. Lloyd. b) Report sent to Certifier (per BMG list); uploaded by CI to Planning Portal (see		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); d) include, but not be limited to: <ul style="list-style-type: none"> i. comment on the extent and nature of the remediation undertaken; ii. describe the location, nature and extent of any remaining contamination on site; iii. sampling and analysis plan and sampling methodology; iv. results of sampling of treated material, compared with the treatment criteria; v. details of the volume of treated material emplaced within any containment cell and its location; vi. results of any validation sampling, compared to relevant guidelines/criteria; vii. discussion of the suitability the remediated areas for the intended land use; and viii. any other requirement relevant to the project. 	<p>photo 2:14pm); email 8/12/20 from EPA acknowledging receipt of the report.</p> <p>c) Addressed in section 1.1</p> <p>d) as signed off by Zoic</p>		
4.27	D	D27	Site Audit Report and Site Audit Statement Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	As per previous condition.		Compliant
4.28	D	D28	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.	Sighted email 8/12/20 from EPA acknowledging receipt of SAS KJL217 for Macquarie University, EPA Ref. DOC20/1008273		Compliant
4.29	D	D29	Landscaping Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the	Sighted the Landscaping Management Plan 250075 prepared by GJS Landscapes dated 13/10/2020.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: <ul style="list-style-type: none"> a) detail the native species to be planted on-site; b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; c) be consistent with the Applicant's Management and Mitigation Measures in the Response to Submissions; and d) provide for the planting of 261 trees. 	a) species listed in plan b) monitoring and maintenance in 2.1.1 schedule. d) Sec 3.2 – 277 plants.		
4.30	D	D30	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Listed in the BMG certificate for R1/R2.		Compliant

Appendix E. Audit Photos



Photo 1 – R1/R2 Student Accommodation buildings completed and fenced off for handover.



Photo 2 – Fenced access path to the construction site.



Photo 3 – Internal works in progress – 1CC Building.



Photo 4 – Tree protection installed around the protected trees.



Photo 5 – Remaining earthworks with good dust suppression management and site contained no sediments going out of the site boundary.



Photo 6 – Stabilised stockpile behind site sheds with silt fence installed along the perimeter.



Photo 7 – Central Courtyard was completed.



Photo 8 – Landscaping was also completed around student accommodation buildings.



Photo 9 – Construction Site signages.



Photo 10 – Buildings signages and directions installed.

Appendix F. Consultation Records

Garzon, Luis

From: Samuel Condon <Samuel.Condon@planning.nsw.gov.au>
Sent: Wednesday, 13 January 2021 12:52 PM
To: Garzon, Luis
Cc: Julia Pope
Subject: SSD-8755 - MUCCP third independent Environmental Audit

Good afternoon Luis,

Apologies – the reference is to the 4th, not the 3rd Independent Environmental Audit Report.

Regards

Samuel Condon
Senior Compliance Officer

Compliance | Department of Planning, Industry and Environment
T 02 8275 1169 | E samuel.condon@planning.nsw.gov.au
4 Parramatta Square | Locked Bag 5022 | 12 Darcy Street, Parramatta NSW 2124
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Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Samuel Condon
Sent: Wednesday, 13 January 2021 12:24 PM
To: Luis.garzon@aquas.com.au
Cc: Julia Pope <Julia.Pope@planning.nsw.gov.au>
Subject: SSD-8755 - MUCCP third independent Environmental Audit

Good afternoon Luis,

Thank you for your email. The Department has no specific areas of concern for the 3rd Independent Environmental Audit.

If you have any questions, please give me a call.

Regards

Samuel Condon
Senior Compliance Officer

Compliance | Department of Planning, Industry and Environment

T 02 8275 1169 | E samuel.condon@planning.nsw.gov.au
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From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Tuesday, 12 January 2021 2:26 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Laura Papoulias <Laura.Papoulias@planning.nsw.gov.au>; Elisabeth Wallace (CI) <Elisabeth.Wallace@capitalinsight.com.au>; Michael Taylor (CI) <Michael.Taylor@capitalinsight.com.au>; Tungol, Annabelle <Annabelle.Tungol@aquas.com.au>
Subject: RE: MUCCP third independent Environmental Audit

Hi,

I am writing to advise that AQUAS will be conducting the fourth independent environmental audit of the Macquarie University Central Courtyard Redevelopment Project, as a requirement of the Development Consent SSD 8755. The audit will be conducted on Wednesday 20th January 2021 and will include review of any ongoing construction conditions and the conditions of Part D "Prior to Occupation or Commencement of Use".

As done in previous audits, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements (May 2020)* Section 3.2, I ask if you have any feedback in relation to the project or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
AQUAS: enables compliance ~ verifies compliance



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From: Garzon, Luis
Sent: Tuesday, 12 January 2021 3:58 PM
To: Tony Carton
Cc: Elisabeth Wallace (CI); Michael Taylor (CI); Tungol, Annabelle
Subject: MUCCP Fourth independent Environmental Audit

Hi Tony,

I am writing to advise that AQUAS will be conducting the fourth independent environmental audit of the Macquarie University Central Courtyard Redevelopment Project, as a requirement of the Development Consent SSD 8755. The audit will be conducted on Wednesday 20th January 2021 and will include review of any ongoing construction conditions and the conditions of Part D "Prior to Occupation or Commencement of Use".

As done in previous audits, and in line with the consultation requirements of the DPIE guideline Independent Audit Post Approval Requirements (May 2020) Section 3.2, I ask if you have any feedback in relation to the project or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
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Note: No comments were received in response to the above correspondence.