



Macquarie University Central Courtyard Redevelopment Independent Environmental Audit No. 5



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

Audit Reference:	AQ1257.05
Audit Organisation:	Macquarie University – Capital Insight
Auditors:	Luis Garzon, Auditor, AQUAS
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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: 15/06/2021

Reviewed by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 15/06/2021

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AQUAS Pty Ltd
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1. Executive Summary

This audit was completed to assess the environmental controls established by Macquarie University during the operational phase to meet 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 May 2021. This audit covered the applicable conditions of Part A, B and D and conditions of Part E – *Post Occupation* of the SSD 8755.

At the time of this audit the Central Courtyard, the student accommodation and the Student Hub buildings were all operational. The Mars Creek and other landscaped areas were open as part of the University.

Overall, the project was found to be compliant with the conditions of Development Consent SSD 8755 with the following key strengths noted:

- Compliance with the operational and maintenance requirements of the development;
- Landscape areas well maintained, in accordance with the schedule;
- Operational licences for the Ubar were in place, including Liquor Licence and Registration with City of Ryde Council;
- Stormwater Operation and Maintenance Plan was prepared and implemented;
- Structural inspection and fire safety inspection requirements were certified by the Certifying Authority;
- Operational noise monitoring was conducted and in accordance with the condition of approval;
- No residual impact from outdoor lighting; and
- Maintenance schedule was available for operational equipment i.e. electrical, mechanical, fire safety and hydraulic etc.

The Proponent has demonstrated that appropriate actions have been implemented for the ongoing operation of the Macquarie University Central Courtyard redevelopment project in compliance with the SSD 8755 conditions.

2. Introduction

2.1 Background

Capital Insight Pty Ltd (CI) has been appointed by Macquarie University to oversee the operational activities of the Macquarie University Central Courtyard (MUCCP) redevelopment project, after completion and handover of construction works carried out by FDC Constructions.

The works completed under the Conditions of Approval SSD 8755 comprised 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.

AQUAS was engaged by CI to undertake the first independent environmental audit of the operational phase of the project. The audit was conducted on 20th May 2021 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).

The timeframe required for the initial operational audit, in accordance with the Independent Audit Post Approval Requirements (Department 2020) is within 26 weeks from the date of commencement of operation, noted as 23 January 2021 for the Student Accommodation 5 February 2021 for the Student Hub.

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:	Post Occupation

Occupation Date: Student Accommodation – from 23 January 2021
Student Hub – from 5 February 2021

Project Activity Summary: At the time of audit the project was in operational stage, including:

- Student accommodation buildings fully occupied
- Student Hub in use, food and retail shops open to the public
- Central Courtyard and landscaped areas in 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
Luis Garzon	AQUAS	Environmental Auditor	SAI Global Lead Auditor; SAI Global Certification as Environmental Auditor Cert. No. 182241
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536

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

2.4 Audit Objectives

The objective of this audit was to review the Proponent's compliance with the Conditions of Approval SSD 8755, with the focus on Part E Conditions – *Post Occupation*, and in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2020).

2.5 Audit Scope

The scope of this audit comprised auditing of compliance with SSD 8755 conditions with focus on Part E Conditions – *Post Occupation*, including the following:

- Review of implementation of management plans, including:
 - Landscape Management Plan by GJS Landscapes, dated 13 October 2020
 - Ubar Plan of Management 2021 by Macquarie University, dated 1st June 2020
- Site inspection conducted on 20 May 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 first independent environmental audit of the post occupation/operational controls of the development against the SSD 8755 requirements carried out by AQUAS, which covered the review of environmental documentation and records from construction completion (23 January 2021 for the Student Accommodation 5 February 2021 for the Student Hub) to 20th May 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 May 2021 at 8:45 am with CI and AQUAS representatives 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 current status
- Occurrence of Environmental incidents
- 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 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 May 2021 at 12:00pm with representatives of CI 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 CI staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Michael Taylor	Capital Insight	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 9:00am on 20th May 2021, with the AQUAS auditor and CI representative. 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

Communication was sent in advance of the audit to the Department of Planning Industry and Environment to request feedback about the project and highlight any areas for review by AQUAS during the audit.

No response/comment was received from the Department.

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:

- SSD 8755 Acoustic Report for Modification, Application270734-AC01v3_Unibar Acoustics_SSD modification, Rev 3, 29/05/2020.
- Acoustic Report, ALL-MCCP-AC-RP-004, Rev 4, 30/11/2017
- 1CC, R1 and R2 completion SSD noise assessment, 270734-AC02v1 1CC R1 R2 SSD completion noise assessment, Rev 1, 18/03/2021
- LANDSCAPE MANAGEMENT PLAN MACQUARIE UNIVERSITY CENTRAL COURTYARD PROJECT (MUCCP) 250075, 13 October 2020
- Post Approval Form_20210318023221, MQ Uni - Central Courtyard - SSD-8755-PA-19,
- Dilapidation Report dated 21/11/2020 for Gymnasium Road from site to Culloden Rd
- FDC MUCCP Dilapidation Report – Damage Rectification Report dated 3/02/2021
- BM+G Completion Certificate Requirements report for Macquarie University – Building 1CC (Stage 5A) of 29/01/2021 (Rev. 5). Project No. 1700091.
- email from FDC 21/10/2020 to Council confirming no damages to public infrastructure. Response received from Council on 27/10/2020
- Construction Compliance certificate by SCP dated 20/01/2020, Project Macquarie University Central Courtyard Redevelopment Stage 5a – 1CC
- Stormwater Operation and Maintenance Plan prepared by SCP, dated 16/11/2020
- Pro Electrical Installation Certificates showing compliance to the AS 4282 – for 1CC dated 16/10/2020, and R1/R2 dated 16/10/2020
- Letter from Macquarie University to the Green Building Council of Australia dated 15/01/2021. Subject: G84589DA, G84588DA & G84587DA Macquarie University Central Courtyard Precinct
- Key Liquor Licence Details recorded as at 15 February 2021. Licence Number LIQO600779855, licence start date 14/01/1974
- email from City of Ryde to Campus Life Macquarie Uni dated 17/05/2021, Confirming Ubar is currently registered with City of Ryde Reg. No. FPR2003-0024

5. Audit Findings

This audit was completed to assess the implementation of environmental controls established by the Proponent against the requirements of SSD 8755. The audit confirmed that the University has implemented environmental mitigation measures with full compliance with the Conditions of Consent SSD 8755 relevant to this stage of the project. There were no non-compliances raised during this audit.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	23
Non-Compliant	0
Not Triggered	5
Total Requirements	28

5.1 Assessment of Compliance

The audit determined that the Proponent has complied with the Conditions of Consent relevant to this stage of the project. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	7	Compliant 6
		Non-compliant 0
		Not Triggered 1
Part B – Prior to commencement of Construction	3	Compliant 1
		Non-Compliant 0
		Not Triggered 2
Part D – Prior to Occupation or Commencement of Use	5	Compliant 5
		Non-Compliant 0
		Not Triggered 0
Part E – Post Occupation	13	Compliant 11
		Non-Compliant 0
		Not Triggered 2

5.2 Notices, Incidents and Complaints

CI 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 January to May 2021. Only one complaint has been recorded so far on this project, as presented in a previous Independent Audit report.

5.3 Previous Audit Findings

There were no audit findings raised in the previous audit of 20 January 2021.

5.4 Audit Site Inspection

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

- Landscaped areas well maintained;
- Driveways, footpaths, loading dock parking areas unobstructed;
- Fire Safety Certificates in place;
- Signage and wayfinding in place;
- No complaints received within the review period.

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

5.5 Suitability of Plans and the EMS

The Ubar Plan of Management 2021 dated 1 June 2020 and the Landscape Management Plan dated 13 October 2020 were the plans found to be relevant to the operational phase. The Plans were suitably implemented as per the observations and records sighted during this audit.

5.6 Actual and Predicted Impacts

There are no additional actual impacts compared with the predicted impacts as noted in the EIS. Environmental impacts were mitigated as per the design and construction which were certified by the Certifying Authority. The noise assessment report prepared by ARUP (v1, 18 March 2021) notes that the Ubar currently does not operate past 8pm, so activity noise from the Ubar to Culloden Rd residences during the 8pm to 2am period could not be assessed.

5.7 Key Strengths

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

- Compliance with the operational and maintenance requirements of the development;
- Landscape areas well maintained, in accordance with the schedule;
- Operational licences for the Ubar were in place, including Liquor Licence and Registration with City of Ryde Council;
- Stormwater Operation and Maintenance Plan was prepared and implemented;
- Structural inspection and fire safety inspection requirements were certified by the Certifying Authority;
- Operational noise monitoring was conducted and in accordance with the condition of approval;
- No residual impact from outdoor lighting; and
- Maintenance schedule was available for operational equipment i.e. electrical, mechanical, fire safety and hydraulic etc.

5.8 Audit Findings and Recommendations

There were no Non-Compliances identified during this audit. Required evidence and records were presented in compliance with the conditions of approval SSD 8755 Part D (pending from the previous audit) and Part E. 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

Attention: Elisabeth Wallace
Email: elisabeth.wallace@capitalinsight.com.au

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

14 May 2021

Dear Ms Wallace

Agreement of Independent Auditor

Macquarie University Central Courtyard Precinct Redevelopment - SSD 8755

I refer to your letter dated 7 May 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 the fifth 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.

As discussed previously, as the project is moving from construction into its operational phase, for any future independent audits the Department will request a different audit team to the AQUAS team above.

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 Nominee for the Secretary

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 May 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) 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
Consent Number:	SSD 8755
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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 May 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:	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			SCHED. 2: 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 were in place and were effective. Refer to Photos in Appendix E for controls observed during the 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;	Requirements complied with.																																																																																																		
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>16.07.2018</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>16.07.2018</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	16.07.2018	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	16.07.2018	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	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																																																																																																																																																				
1.8	A	A11 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and																																																																																																																																																							
1.9	A	A11 (b)	provide details of the consultation undertaken including:																																																																																																																																																							

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
1.10	A	A11 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
1.11	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.			
1.12	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
1.33	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).	Sighted letter from Pete Boyle, CEO U@MQ Limited (Accommodation Manager) dated 12 May 2021 confirming that only students are residing in R1/R2 Student Accommodation buildings.		Compliant
1.14	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 will be controlled by the Accommodation Manager		Not Triggered
1.15	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:		Compliant
1.16	A	A24 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	– General Information, summary of the project status – in Project Info		
1.17	A	A24 (a) (i)	the documents referred to in condition A2 of this consent;	– Contact details – in Central Courtyard News & Updates section		
1.18	A	A24 (a) (ii)	all current statutory approvals for the development;	– Drawings and Plans (original DA drawings)		
1.19	A	A24 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	– Development Consent		
1.20	A	A24 (a) (iv)	regular reporting on the environmental performance of the development in accordance with the reporting	– Aboriginal Cultural Heritage MP – Compliance Program – Independent Audit Program		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			arrangements in any plans or programs approved under the conditions of this consent;	<ul style="list-style-type: none">– CEMP and other plans– Pre-Construction Compliance Report– Construction Compliance Reports– Complaints Register– Independent Environmental Audits– Response to Audits– Noise & Vibration Monitoring Results		
1.21	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;			
1.22	A	A24 (a) (vi)	a summary of the current stage and progress of the development;			
1.23	A	A24 (a) (vii)	contact details to enquire about the development or to make a complaint;			
1.24	A	A24 (a) (viii)	a complaint register, updated monthly;			
1.25	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;			
1.26	A	A24 (a) (x)	any other matter required by the Planning Secretary; and			
1.27	A	A24 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
2.0		PART B	PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1	B	B37	Compliance Reporting 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 Compliance Reporting Post Approval Requirements document. Latest Compliance Report May 2020 was available on the MU Website. No further construction compliance reports were required under the new guidelines. Compliance Reports are prepared annually during operational phase, not yet issued		Not Triggered

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.2	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.	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. 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. Latest Compliance Report May 2020 was available on the MU Website.		Compliant
2.3	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 started in early 2020. No request has been submitted regarding operational compliance reports.		Not Triggered
4.0		PART D	PRIOR TO OCCUPATION OR COMMENCEMENT OF USE			
4.1	D	D8	Post-construction Dilapidation Report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <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: 	Sighted Dilapidation Report dated 21/11/2020 for Gymnasium Road from site to Culloden Rd. Sighted FDC MUCCP Dilapidation Report – Damage Rectification Report dated 3/02/2021. The report shows before and after photos of damage repairs noted in the dilapidation survey from 21/11/20. b) Sighted BM+G Completion Certificate Requirements report for Macquarie University – Building 1CC		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"> 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>(Stage 5A) of 29/01/2021 (Rev. 5). Project No. 1700091.</p> <p>Page 8 notes that the post-dilap report has been received.</p> <p>c) Sighted email from FDC 21/10/2020 to Council confirming no damages to public infrastructure. Response received from Council on 27/10/2020 confirming that clauses referring to this are suitably addressed.</p>		
4.2	D	D14	<p>Fire Safety Certification</p> <p>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.</p>	<p>Sighted copy of the Fire Certificate – signed by T. Carton from Macquarie University, dated 10/12/20.</p> <p>Certificate displayed for R1/R2 (sighted during previous audit).</p> <p>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.</p> <p>Sighted BM+G Completion Certificate Requirements report for Macquarie University – Building 1CC (Stage 5A) of 29/01/2021 (Rev. 5). Project No. 1700091. Page 9 notes that this was received 5/02/2020.</p> <p>Photo evidence of the report displayed for 1CC.</p>		Compliant
4.3	D	D15	<p>Structural Inspection Certificate</p> <p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying 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>	<p>Sighted Construction Compliance Certificate by SCP dated 15/01/2020 certifying that the structure complies with the requirements, including periodic inspections, including also list of drawings and the person authorised for R1/R2, and similar for 1CC, dated 2/10/2020.</p>		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) 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>New Evidence:</p> <p>Sighted BM+G Completion Certificate Requirements report for Macquarie University – Building 1CC (Stage 5A) of 29/01/2021 (Rev. 5). Project No. 1700091. Page 9</p> <p>Sighed Construction Compliance certificate by SCP dated 20/01/2020, Project Macquarie University Central Courtyard Redevelopment Stage 5a – 1CC (see previous audit for R1/R2)</p> <p>Sighted confirmation from DPIE dated 19/01/2021 of submission of the structural certification. The email details include confirmation that it has been submitted to Council.</p>		
4.4	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
4.5	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.</p> <p>New Evidence</p> <p>Sighted BM+G Completion Certificate Requirements report for Macquarie University – Building 1CC (Stage 5A)</p>		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
				of 29/01/2021 (Rev. 5). Project No. 1700091. Page 9 notes receipt of this on 8/01/2021.		
5.0		PART E	POST OCCUPATION			
5.1	E	E1	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	Ongoing routine maintenance by the maintenance contractors. Has Quarterly "Tuning" meetings with ARUP, FDC & subcontractors as necessary, CI and the University. Sighted a folder in the server with the maintenance schedules for different items. E.g. - Fire – Forte Fire Services Pty Ltd, Asset Record Job No. 66398, inspection date 06/04/2021 (various assets). - Hydraulic – S5B – R1 & R2 Macquarie University, dated 17/03/2021, siphonic outlet inspection - Electrical, mechanical. Sighted also a Maintenance Schedule where the maintenance is controlled.		Compliant
5.2	E	E2	Operational Noise Limits The Applicant must ensure that the hours of use of the student bar (Ubar) are limited to between 8am - 2am Monday to Friday Saturday, and 8am - 8pm Sundays.	Currently the hours of operation for Ubar are 8am to 10pm. Alcohol can sell from midday. Sighted the Macquarie University Ubar Plan of Management 2021. The Key Liquor Licence states hours of operation from 12 noon to 2:00am.		Compliant
5.3	E	E3	Windows and doors to the student bar (Ubar) must be closed whilst operational from 6pm until close of trading.	Doors are closed automatically. May be maintained open during busy periods (and in summertime). Windows were closed during site visit.		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
5.4	E	E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017, and <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – Modification Application Acoustic Report</i> prepared by Arup 29 May 2020.	Noise monitoring done as per the <i>Macquarie University Central Courtyard Precinct 1CC, R1 and R2 completion SSD, Noise Assessment 270734-AC02v1, V1 of 18 March 2021</i> .		Compliant
5.5	E	E5	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017, and Ubar operations identified in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – Modification Application Acoustic Report</i> prepared by Arup 29 May 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers. [SSD-8755-Mod-1 16/07/2020]	Assessment carried out by ARUP, per the <i>Macquarie University Central Courtyard Precinct 1CC, R1 and R2 completion SSD, Noise Assessment Report 270734-AC02v1, V1 of 18 March 2021</i> . The conclusion notes that noise contributions from the development are deemed compliant with the SSD conditions.		Compliant

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.6	E	E6	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Sighted during site walk, footways, driveways and parking areas were unobstructed. The loading dock has parking for contractors.		Compliant
5.7	E	E7	Outdoor Lighting Notwithstanding Condition D21, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	No residual impacts from lighting identified.		Not Triggered
5.8	E	E8	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This requirement will trigger by Jan-Feb 2022.		Not Triggered
5.9	E	E9	Ecologically Sustainable Development Within six months of commencement of operation, the Applicant must provide the Department and Certifying Authority with a report demonstrating the development as built achieves the equivalent of a minimum 5 star Green Star As Built rating.	Initiatives noted in previous audits, e.g. - 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. - Letter from Austral Air to the certifier – certificate of design for mechanical services, dated 23/08/19.		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
				Included in the Crown Certificate 1CC. Sighted letter from Macquarie University to the Green Building Council of Australia dated 15/01/2021. Subject: G84589DA, G84588DA & G84587DA Macquarie University Central Courtyard Precinct – noting commitment to minimising ongoing environmental impact of the building.		
5.10	E	E10	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.	Sighted Maintenance Records: - Site Diary – GJ's Property Management. By G. Reiter on 11/03/2021 for R1/R2. The electronic report shows what was done for that period, e.g. Pest control, Gardening works, Weed control, Irrigation works, Pick up rubbish. - Site Diary – GJ's P Galloub on 23/04/2021 for R1/R2. Done Turf works, Fertilisation – raised lawn area next to basketball court fertilised with supplied fertiliser, Gardening – weeding, Spent foliage and flowers, Pick up rubbish. Sighted Schedule by FDC with the works that have been completed (shaded in green), not yet received (shaded in pink).		Compliant
5.11	E	E11	Ubar Plan of Management The Applicant/operator must implement the <i>Ubar Plan of Management 2021</i> prepared by Macquarie University dated 1/6/2020 upon commencement of operations.	Sighted the Macquarie University Ubar Plan of Management 2021. Bar Manager is the person responsible for the management of the Ubar and looks after the implementation of the Plan. It was noted that the Ubar currently does not operate after 8pm, so no		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
				results were included in the noise assessment for 8pm-2am timeframe.		
5.12	E	E12	Licensing Requirements Prior to commencement of operations, the operator of Ubar must obtain the applicable license with Liquor and Gaming NSW, as required by the Liquor Act 2007.	Sighted Key Liquor Licence Details recorded as at 15 February 2021. Licence Number LIQO600779855, licence start date 14/01/1974.		Compliant
5.13	E	E13	Prior to commencement of operations, the operator of Ubar must register the premises with City of Ryde's Environmental Health Unit for inclusion on Council's food premises licensing database. [SSD-8755-Mod-1 16/07/2020]	Sighted email from City of Ryde to Campus Life Macquarie Uni dated 17/05/2021, Confirming Ubar is currently registered with City of Ryde Reg. No. FPR2003-0024		Compliant

Appendix E. Audit Photos



Photo 1 – Central Courtyard in operation.



Photo 2 – Student Accommodation is occupied and operational.



Photo 3 – Student Hub (1CC Building) in operation.



Photo 4 – Landscaped areas maintained.



Photo 5 – Signage and wayfinding in place.



Photo 6 – Unobstructed way to the Loading Dock area.



Photo 7 – Loading Dock with parking spaces available and in use.



Photo 8 – Fire Certificate in place for 1CC building.



Photo 9 – Landscaped area behind the Student Hub, maintained.



Photo 10 – Central Courtyard from open area in the Student Hub building.

Appendix F. Consultation Records

Garzon, Luis

From: Garzon, Luis
Sent: Sunday, 9 May 2021 4:21 PM
To: compliance@planning.nsw.gov.au
Cc: Elisabeth Wallace (CI); Michael Taylor (CI)
Subject: Macquarie University Central Courtyard Project - Independent Environmental Audit

Hello,

I am writing to advise that AQUAS will be conducting an 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 Thursday 20th May 2021 and will focus on the conditions of Part E "Post Occupation".

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 |
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email: luis.garzon@aquas.com.au |
Please consider the environment before printing this e-mail

Note: No response was received from DPIE with comments for the audit.