



Macquarie University Central Courtyard Redevelopment Independent Environmental Audit No. 6



Assessment of MUCCP Operational Compliance
Against the SSD 8755 Conditions of Consent

Audit Reference:	AQ1257.06
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

Lead Environmental Auditor

Date: 26/07/2022

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1. Executive Summary

This Independent Environmental Audit was completed to assess the environmental controls established and implemented by Macquarie University to meet the conditions of the Consolidated Consent SSD 8755 Mod-1 for the Central Courtyard Redevelopment Project. This was the second audit of the operational phase and was conducted by AQUAS on 27 June 2022 covering the applicable conditions of SSD 8755 Parts A, B and C and conditions of Part E – *Post Occupation*.

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

The project was found to generally comply with the conditions of Development Consent SSD 8755 Mod-1, with the following key strengths noted:

- Compliance with the maintenance requirements of operational equipment (electrical, mechanical, fire, etc.);
- Landscape areas well maintained, with regular reports provided by the landscape contractor;
- Operational licences for the Ubar in place, including Liquor Licence and Registration with City of Ryde Council;
- Signage, CCTV, fresh water facilities available as part of operational controls for Ubar;
- Bins provided for waste segregation and recycling and waste facilities well maintained;
- No residual impacts from outdoor lighting; and
- No complaints received during the audited operational period.

One Non-compliance was identified during the audit process in relation to communication with the Department of Planning and Environment, as follows:

- **Non-Compliance NC-01:** A non-compliance was identified by the University during the preparation of the latest Compliance Report (June 2022), and even though the report containing this information was sent to DPE a non-compliance notification was not prepared and submitted in accordance with Conditions C44 and C45 of the SSD 8755.

It was recommended that any non-compliances that may be identified in the future be notified in the form and within the timeframes set out in the Conditions of Consent. It is noted that this finding is of administrative nature and the Proponent demonstrated good ongoing controls to operate the development without causing adverse effects to the environment and 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.

Commencement of operation of the development was noted as 23 January 2021 for the Student Accommodation 5 February 2021 for the Student Hub.

AQUAS was engaged by CI to undertake the second independent environmental audit of the operational phase of the project. The audit was conducted on 27 June 2022 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 second operational audit, in accordance with the Independent Audit Post Approval Requirements (Department 2020) is within 3 years from the date of the initial operational audit (or as otherwise agreed by the Secretary) which was undertaken on 20 May 2021.

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 – 23 January 2021
Student Hub – 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 auditor approved by DPIE for this audit are as follows:

Name	Company	Position	Certification
Luis Garzon	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor Cert. No. 121326

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 including Mod-1, 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 including Mod-1 conditions with focus on Part E Conditions – *Post Occupation*, with consideration of 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 27 June 2022
- 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 second independent environmental audit of the post occupation/operational controls of the development against the SSD 8755 requirements, carried out by AQUAS and covering the review of environmental documentation and records from the initial operational audit on 20 May 2021 until 27 June 2022.

It is 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 environmental auditor 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**.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 27 June 2022 at 9:00am with representatives from CI and AQUAS, as per the Audit Attendance Sheet. Refer to **Appendix B**.

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 27 June 2022 at 11:00am 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
Elisabeth Wallace	Capital Insight	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 9:10am on 27 June 2022, 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 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:

- 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
- Ubar Plan of Management 2021 1 Central Courtyard Macquarie University Rev. 2, 01/06/2020
- Operational Waste Management Plan Ver. 1, 18/06/2020
- House Policy for Compliance with Secretary's Guidelines for the Prevention of Intoxication on Licensed Premises (Version 1), 01/04/2020
- Ubar Macquarie House Policy for Sale or Supply of alcohol to Minors and the New Sanctions for Selling Liquor to Minors by any Person, 01/04/2020
- Letter from Architectus dated 23/08/19 - Architectural drawings submitted for Crown Certificate 2 includes total of 342 student beds.
- Letter from Pete Boyle, CEO U@MQ Limited (Accommodation Manager) dated 12 May 2021 – confirmation that only students are residing in R1/R2 Student Accommodation buildings
- Construction Compliance Report for Central Courtyard Project SSD 8755 – Macquarie University June 2022
- DPE letter dated 08/06/2022 with acknowledgement of receipt of Construction Compliance Report June 2022
- Email from MajorProjects dated 09/06/2022 Re: Construction Compliance Report – noting that the report is classified as “complex”
- Letter by DPE dated 10/06/2022 Re: “Macquarie University Central Courtyard Precinct Redevelopment – SSD 8755 Agreement of Independent Auditor”
- Email from DPE Re: Macquarie Uni - Central Courtyard Precinct - Post Approval Document Received - (SSD-8755-PA-20), dated 18/06/2021 with acknowledgement of the receipt of the Independent Environmental Audit Report dated 15/06/2021
- Austral Air Conditioning Services Service Report No. REP-985 dated 31/03/2022 for maintenance in residential building
- Austral Air Conditioning Services Service Report No. REP-983 dated 31/03/2022 for maintenance in 1CC
- Chill Vent Technical Services Service Report, Job No. 14570 dated 03/06/2022 – Chiller May quarterly maintenance
- Austral Air Conditioning Services Service Report No. REP-631 dated 28/04/2022 for 1CC – investigate fault on chiller 2
- Fire Safety Statement Part 9 of the Environmental Planning and Assessment Regulation 2000 dated 10/01/2022
- Letter by Northrop dated 09/12/2020 Ref. 182418-SEL01-2 to FDC Construction, Re: MU 1CC Letter of Confidence
- Letter from FDC dated 23/06/2022 Re: “MUCCP - Greenstar Certifications” – noting communications with Northrop for the final submission of the report to GBCA.
- Landscape Solutions LS Maintenance Push Report, Job No. 02-1566 Macquarie University, dated 21/05/2022
- Landscape Solutions LS Maintenance Push Report, Job No. 02-1566 Macquarie University, dated 17/06/2022
- Key Liquor Licence Details recorded as at 15 February 2021. Licence Number LIQ0600779855, 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 was one non-compliance raised during this audit.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	22
Non-Compliant	2
Not Triggered	5
Total Requirements	29

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 2
		Non-Compliant 0
		Not Triggered 1
Part C – During Construction	6	Compliant 2
		Non-Compliant 2
		Not Triggered 2
Part E – Post Occupation	13	Compliant 12
		Non-Compliant 0
		Not Triggered 1

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 from May 2021 to June 2022. 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 May 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;
- 1CC Fire Safety Certificate in place;
- Signage and wayfinding in place;
- Drinking water stations available;
- Demarcated boundaries between Ubar and alcohol free areas
- CCTV cameras installed in various locations including Ubar, food court, external areas;
- Bins in place for waste segregation around food court area;
- Waste management facilities in basement, including organic waste processor.

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. It was noted that during the audit period no major events have been held in the Ubar requiring security, crowd and other controls outlined in the Ubar Plan of Management. There were no complaints recorded due to noise generated by the Ubar operation. The Plans were generally implemented as per the observations during the site inspection (see section 5.4) and records sighted during this audit.

5.6 Actual and Predicted Impacts

The audit identified no additional environmental impacts generated during the audit period as compared with the predicted impacts noted in the EIS. Environmental impacts were mitigated in accordance with the design and construction, which were certified by the Certifying Authority. Regarding noise, the Proponent noted that there have been no busy periods or major events held at Ubar that could cause a noise impact after 8pm on the closest residential receivers outside the university. Waste appears to be managed in accordance with the proposed sustainable initiatives (refer to Condition E9).

The development in this operational stage provides for positive social and economic benefits, as outlined in the EIS.

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 maintenance requirements of operational equipment (electrical, mechanical, fire, etc.);
- Landscape areas well maintained, with regular reports provided by the landscape contractor;
- Operational licences for the Ubar in place, including Liquor Licence and Registration with City of Ryde Council;

- Signage, CCTV, fresh water facilities available as part of operational controls for Ubar;
- Bins provided for waste segregation and recycling and waste facilities well maintained;
- No residual impacts from outdoor lighting; and
- No complaints received during the audited operational period.

5.8 Audit Findings and Recommendations

One Non-Compliance was identified against Conditions C44 and C45, as described in the table below. A note for clarification regarding Condition E8 is also included. Refer to the attached **Appendix D** for full details of audit findings.

Finding No.	Condition of Consent Description	Audit Finding and Recommendation
Non-Compliance-01	<p>Non-Compliance Notification</p> <p>C44. 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.</p> <p>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.</p>	<p>A non-compliance was recorded in the Construction Compliance Report June 2022 against Condition E8, with the report sent to DPE in compliance with Condition B37; however, notification of the non-compliance was not completed and submitted to DPE in accordance with conditions C44 and C45.</p> <p>Recommendation: It is recommended that any non-compliances that the Proponent may identify in the future be notified in the form and within the timeframes set out in the Conditions of Consent.</p>
Note-01	<p>Fire Safety Certificate</p> <p>E8. 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.</p>	<p>The Proponent noted a non-compliance against this condition as the Annual Fire Safety Statement could not be submitted within the required timeframe. The reasons were explained in the Construction Compliance Report June 2022, which was sent to DPE on 08/06/2022.</p> <p>As the issue has been raised by the Proponent and acknowledged by DPE (Refer Condition B37), a non-compliance against this Condition E8 is not considered necessary.</p>

Appendix A. Auditors Approval

Department of Planning and Environment



Mr Tony Carton
Macquarie University
2 Link Road, Macquarie University
Macquarie Park NSW 2113

10/06/2022

Dear Mr Carton

Macquarie University Central Courtyard Precinct Redevelopment – SSD 8755

Agreement of Independent Auditor

I refer to your request (**SSD-8755-PA-23**) for the Secretary's approval of suitably qualified persons to prepare the second operational Independent Environmental Audit (**IEA**) report for the Macquarie University Courtyard Precinct Redevelopment – SSD 8755 (**consent**).

The Department of Planning and Environment (**Department**) has reviewed the nomination and information you have provided and is satisfied that the expert is suitably qualified and experienced.

Accordingly, in accordance with Schedule 2, Condition C35 of the consent and the *Independent Audit Post Approval Requirements* (Department 2020), as nominee of the Planning Secretary, I approve the appointment of the following auditor from AQUAS to undertake the IEA and prepare IEA report:

- Mr Luis Garzon, lead auditor

Please ensure this correspondence is appended to the IEA report.

The IEA report must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 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 or consent requires a request for the agreement to the auditor or audit team be submitted to the department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Samuel Condon on (02) 8275 1169, or email compliance@planning.nsw.gov.au

Yours sincerely

Department of Planning and Environment

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form

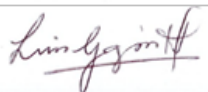
Project Name:	Macquarie University Central Courtyard Redevelopment
Consent Number:	SSD 8755
Description of Project:	Macquarie University Central Courtyard Redevelopment project – comprising remediation works, construction of a multi-storey building to accommodate a Student Hub, two student accommodation 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:	15 th July 2022

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:	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: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions and Supplementary Information; 	Applicable conditions of consent are generally complied with. No specific directions from DPE noted during the audit period.		Compliant
1.3	A	A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary	No legal notices received		Not Triggered
1.4	A	A18	Student Beds A total of 342 student beds are approved as part of this consent.	Letter from Architectus dated 23/08/19 stating that Architectural drawings submitted for Crown Certificate 2 includes total of 342 student beds as per this condition.		Compliant
1.5	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).	Letter from Pete Boyle, CEO U@MQ Limited (Accommodation Manager) dated 12 May 2021 confirms that only students are residing in R1/R2 Student Accommodation buildings.		Compliant
1.6	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.		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
				Noted that students generally rent for a whole period, including holiday periods.		
1.9	A	A25	Compliance The Applicant must ensure that all of 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.	Had meetings with the Assets Team after hand over and went through what is required during operational phase in relation to the SSD, clarified any questions and then it went to BAU.		Compliant
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 2020).	Latest Compliance Report prepared for the period ending June 2022. Letter of compliance report receipt acknowledgement by DPE received on 08/06/2022. Sighted email from MajorProjects dated 09/06/2022 – noting that the report is classified as “complex”.		Compliant
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.	The latest Compliance Report was available on the project website. The conditions spreadsheet notes date of 27/05/22. Submission to DPE was on 08/06/2022, as noted above.		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.	No request has been submitted regarding operational compliance reports.		Not Triggered
3.0		PART C	DURING CONSTRUCTION			
3.1	C	C35	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation	Sighted Letter from DPE dated 10/06/2022 Re: “Macquarie University Central Courtyard Precinct		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 an Independent Audit Program or commencement of an Independent Audit.	Redevelopment – SSD 8755 Agreement of Independent Auditor” with approval of the AQUAS auditor for this audit.		
3.2	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2020), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent; (b) submit the response to the Department and the Certifying Authority; and (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. 	Sighted email from DPE Re: Macquarie Uni - Central Courtyard Precinct - Post Approval Document Received - (SSD-8755-PA-20), dated 18/06/2021 with acknowledgement of the receipt of the Independent Environmental Audit Report dated 15/06/2021 prepared by AQUAS. No response to audit findings was required.		Compliant
3.3	C	C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2020), 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.	Ceasing of annual operational audits has not yet been requested		Not Triggered
3.4	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 incidents were recorded during the audit period.		Not Triggered
3.5	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.	A non-compliance was identified in the “Construction Compliance Report for Central Courtyard Project SSD 8755 – Macquarie University June 2022” against Condition E8, however this was not notified to DPE in accordance with this condition.	Non-Compliance-01 Although a non-compliance was recorded in the Construction Compliance Report and this was submitted to DPE in compliance	Non-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
					with Condition B37, notification of the non-compliance was not completed in accordance with this condition. It is recommended to ensure notification is submitted to DPE if any non-compliances occur in the future.	
3.6	C	C45	Non-Compliance Notification 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.	A notification of non-compliance (as noted above) identified against condition E8 was not prepared in accordance with this condition	Non-Compliance-01 Although a non-compliance was recorded in the Construction Compliance Report and this was submitted to DPE in compliance with Condition B37, notification of the non-compliance was not completed in accordance with this condition. It is recommended to ensure notification is submitted to DPE if any non-compliances occur in the future.	Non-Compliant
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: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Ongoing routine maintenance by the maintenance contractors. Presented maintenance schedules for different items. E.g.		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"> – Austral Air Conditioning Services Service Report No. REP-985 dated 31/03/2022 for maintenance in residential building – Austral Air Conditioning Services Service Report No. REP-983 dated 31/03/2022 for maintenance in 1CC – Chill Vent Technical Services Service Report, Job No. 14570 dated 03/06/2022 – Chiller May quarterly maintenance. – Austral Air Conditioning Services Service Report No. REP-631 dated 28/04/2022 for 1CC – investigate fault on chiller 2. 		
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. Doors are usually maintained closed.		Compliant
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 Macquarie University Central Courtyard Precinct 1CC, R1 and R2 completion SSD, Noise Assessment 270734-AC02v1, V1 of 18/03/2021. New Evidence: No additional monitoring has been conducted.		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
				No complaints have been received regarding noise.		
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 Macquarie University Central Courtyard Precinct 1CC, R1 and R2 completion SSD, Noise Assessment Report 270734-AC02v1, V1 of 18/03/2021. The conclusion notes that noise contributions from the development are deemed compliant with the SSD conditions. New Evidence: No additional monitoring has been conducted, has not been deemed necessary.		Compliant
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.	During site inspection it was noted that footways, driveways and parking areas were unobstructed. The loading dock has parking for contractors – Refer to photos Appendix E.		Compliant
5.7	E	E7	Outdoor Lighting Notwithstanding Condition D21, should outdoor lighting result in any residual impacts on the amenity of	No residual impacts from lighting have been identified.		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
			surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	No complaints have been recorded regarding lighting impacts.		
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.	Relevant areas were inspected on 10/01/2022. The Fire Safety Statement has sign-off by different accredited signatories, however the last one was received on 19/05/2022. The fire certificate was issued on 20/05/2022. This is noted as a non-compliance in the latest Compliance Report, as the certificate was issued after the required 12 months. The certificate was posted next to the fire panel on 1CC, as observed during the site inspection. The certificate for R1/R2 is awaiting minor works to be done to be completed and signed. This is expected to occur at the end of next month.	Note-01 The Proponent noted a non-compliance against this condition as the Annual Fire Safety Statement could not be submitted within the required timeframe. The reasons were explained in the Construction Compliance Report June 2022, which was sent to DPE on 08/06/2022. As the issue has been raised by the Proponent and acknowledged by DPE (Refer Condition B37), a non-compliance against this Condition E8 is not considered necessary.	Compliant
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.		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"> Hydraulic Services – design intent certification by MGP. Letter from Austral Air to the certifier – certificate of design for mechanical services, dated 23/08/19. <p>Included in the Crown Certificate 1CC.</p> <p>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.</p> <p>New Evidence:</p> <p>Sighted letter 09/12/2020 by Northrop Ref. 182418-SEL01-2 to FDC Construction, Re: MU 1CC Letter of Confidence. Noting the intention to comply with the 5 star Green Star Rating.</p> <p>- Sighted letter from FDC dated 23/06/2022 Re: MUCCP – Greenstar Certifications, noting the communications with Northrop for the final submission of the report to GBCA.</p> <p>Noted that there was an issue with the split of the energy consumption between the development and an existing area of the university.</p>		
5.10	E	E10	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved	Sighted Maintenance Records, e.g. <ul style="list-style-type: none"> Landscape Solutions LS Maintenance Push Report, Job 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
			Landscape Management Plan required by condition D29 for the duration of occupation of the development.	02-1566 Macquarie University, dated 21/05/2022. It includes tasks completed daily, and works completed per checklists e.g. for lawn areas, garden areas, hardstand, and photographic evidence. – Landscape Solutions LS Maintenance Push Report, Job No. 02-1566 Macquarie University, dated 17/06/2022. Similar content.		
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. Sighted House Policy for Compliance with Secretary's Guidelines for the Prevention of Intoxication on Licensed Premises V.1 Licence Number LIQO600779855 Sighted Ubar Macquarie House Policy for Sale or Supply of alcohol to Minors and the New Sanctions for Selling Liquor to Minors by any Person - Licence Number LIQO600779855. Implementation of initiatives from the Plan was observed e.g. signage, water dispensers, CCTV, planter boxes to demarcate drinking/non-drinking areas, etc. Noted that there have been no events including operation till late at night.		Compliant
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.		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
				Licence Number LIQO600779855, licence start date 14/01/1974.		
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 – Landscape maintained in Central Courtyard.



Photo 2 – Student Accommodation occupied and operational.



Photo 3 – 1CC Student Hub in operation. Landscaped areas maintained

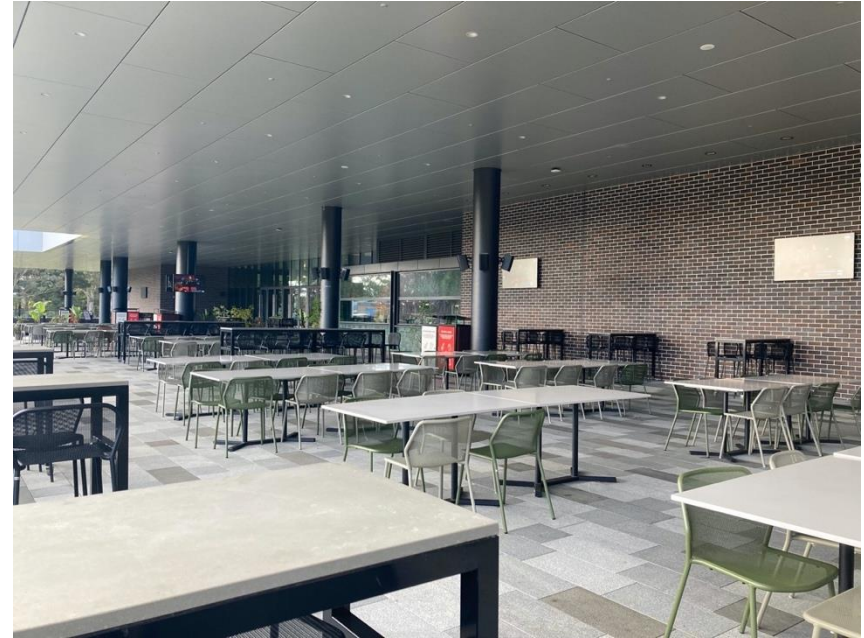


Photo 4 – Ubar outdoor area.



Photo 5 – Bins for waste separation in food court areas.



Photo 6 – Signage for limit of area where alcohol consumption is not allowed.



Photo 7 – Planter boxes installed as a physical boundary of the Ubar outdoor area.

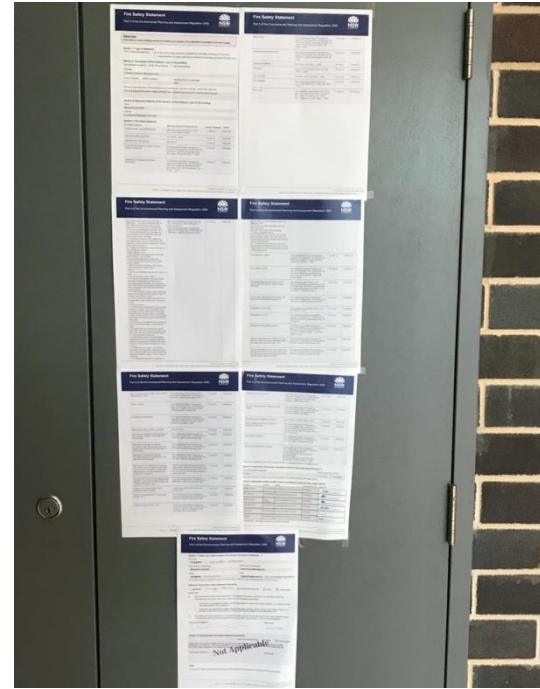


Photo 8 – Current Fire Certificate installed in place for 1CC Building.



Photo 9 – Landscape maintained in Mars Creek area.



Photo 10 – Landscape areas maintained in student accommodation building.



Photo 11 – Landscape areas maintained in student accommodation building.



Photo 12 – CCTV in place in outdoor areas.



Photo 13 – Unobstructed way to loading dock.

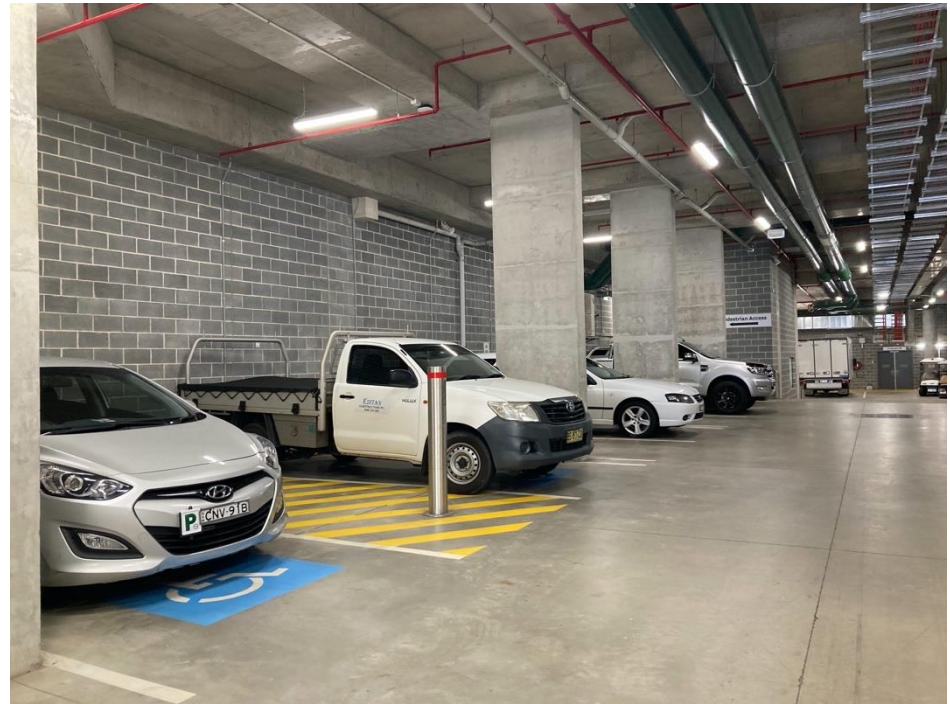


Photo 14 – Loading dock with parking spaces available and in use



Photo 15 – Waste collection bins in loading dock area.

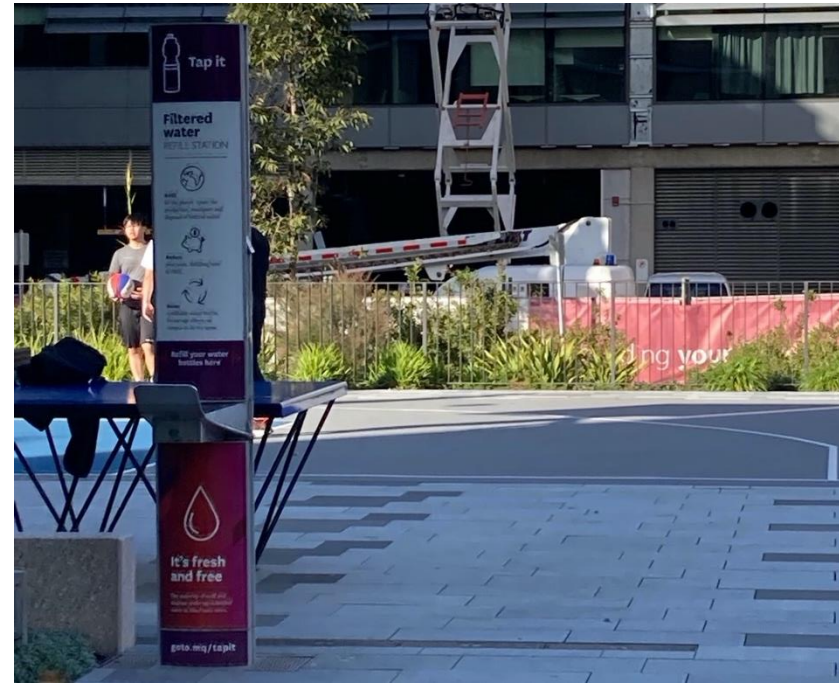


Photo 16 – Fresh drinking water available in various locations.

Appendix F. Consultation Records

Macquarie University Central Courtyard Project - Independent Environmental Audit of Operations

Garzon, Luis <luis.garzon@aquas.com.au>

Mon 20/06/2022 12:25 PM

To: compliance@planning.nsw.gov.au <compliance@planning.nsw.gov.au>

Cc: Elisabeth Wallace (CI) <Elisabeth.Wallace@capitalinsight.com.au>

Dear Sir or Madam,

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 Monday 27th June 2022 with focus on the conditions of Schedule 2 **Part E** "Post Occupation".

As done in previous audits, and in line with the consultation requirements of the DPE 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 | Senior Consultant | AQUAS |

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AQUAS acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to the Elders past, present and emerging of all Nations.



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