

**Construction Compliance Report for  
Central Courtyard Project SSD 8755**

**Macquarie University June 2022**



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## **1. EXECUTIVE SUMMARY**

Macquarie University (MU) is a teaching and research institution of international, national and state significance. Ongoing changes in teaching methodologies, the industry engagement and the commercial opportunities on the Campus were the key considerations in the redevelopment of the Central Courtyard Precinct as the key focus of the University's civic, administrative, and retail functions together with the student accommodation at the heart of the campus.

The Central Courtyard Project (CCP) construction works as approved by SSD 8755 on 18 April 2019 commenced on 21 May 2019, and was completed in February 2021.

This Construction Compliance Report for Macquarie University Central Courtyard Project is submitted to the Department of Planning and Environment according to the Compliance Monitoring and Reporting Program issued to DPE on 9 September 2020.

## **2. INTRODUCTION**

### **2.1 PROJECT NAME AND PROJECT APPLICATION NUMBER**

Macquarie University Central Courtyard Project  
Project Application Number SSD 8755.

### **2.2 PROJECT ADDRESS**

Macquarie University, 73 Talavera Road, Macquarie Park NSW 2109 (Lot 191 DP1157041)

### **2.3 PROJECT PHASE**

Occupation

### **2.4 COMPLIANCE REPORTING PERIOD**

June 2022

### **2.5 PROJECT ACTIVITY SUMMARY**

The construction of the Central Courtyard Project is complete and the buildings are now in operation.

### **2.6 GIS FIGURES AND SHAPEFIELDS**

The attachment enclosed as Appendix 1 provides current GIS figures and shapefiles, clearly illustrating that the development footprints, including construction and operational disturbance areas and adjacent land, are well in the property boundaries.

### **2.7 KEY PROJECT PERSONNEL**

The key personnel responsible for the environmental management of the development are:

**Client's Personnel**

Project Director:

Tony Carton - Macquarie University email: [tony.carton@mq.edu.au](mailto:tony.carton@mq.edu.au)

### **3. COMPLIANCE STATUS SUMMARY**

Macquarie University has reviewed compliance to SSD 8755 conditions of consent for the Macquarie University Central Courtyard Project according to the Compliance Monitoring and Reporting Table as submitted in the Compliance Monitoring and Reporting Program for the Macquarie University Central Courtyard Project in May 2019.

The Compliance Table for this Occupation phase has been reviewed and has identified the compliance status for each condition of the consent that must be complied with during the Operation phase of this development.

The Occupation Compliance Table for Macquarie University Central Courtyard Project is enclosed as Appendix 2.

### **4. NON-COMPLIANCES**

Please refer to Appendix 2.

### **5. PREVIOUS REPORT ACTIONS**

There are no previous report actions to report or close out, no non-compliances identified.

### **6. INCIDENTS**

There have been no incidents reported to the DPE – This is Compliance Report 5 for the project.

### **7. COMPLAINTS**

There has been one complaint reported. Please see below extract from the complaints register which is uploaded to the Macquarie University website under the Central Courtyard Project.

## APPENDICES

Appendices	Title
Appendix 1	GIS figure
Appendix 2	Operation Compliance Table
Appendix 3	Incident Register
Appendix 4	Complaints Register
Appendix 5	Compliance Report Declaration Form

## **APPENDIX 1 – GIS FIGURE**





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North Sydney NSW 2060  
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f 02 9955 5574  
[www.capitalinsight.com.au](http://www.capitalinsight.com.au)

*Figure 1 – GIS Open Topography map of the area*

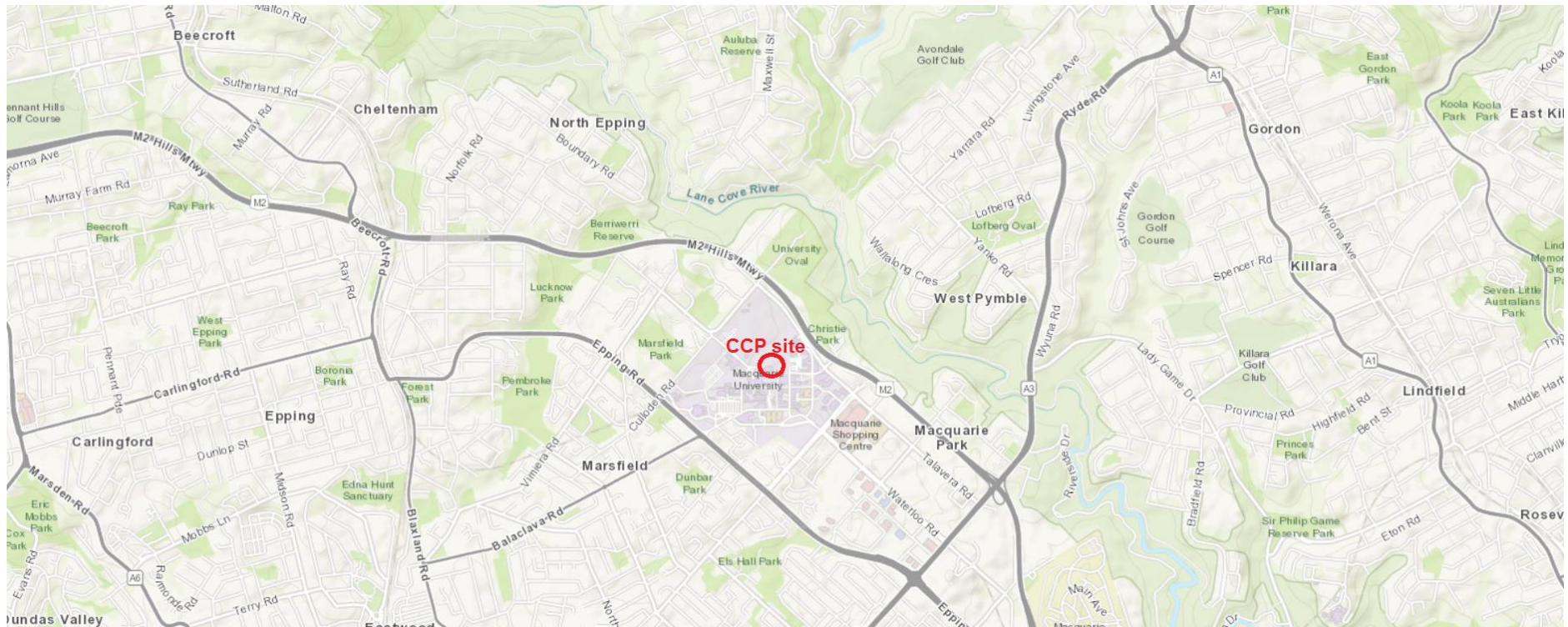




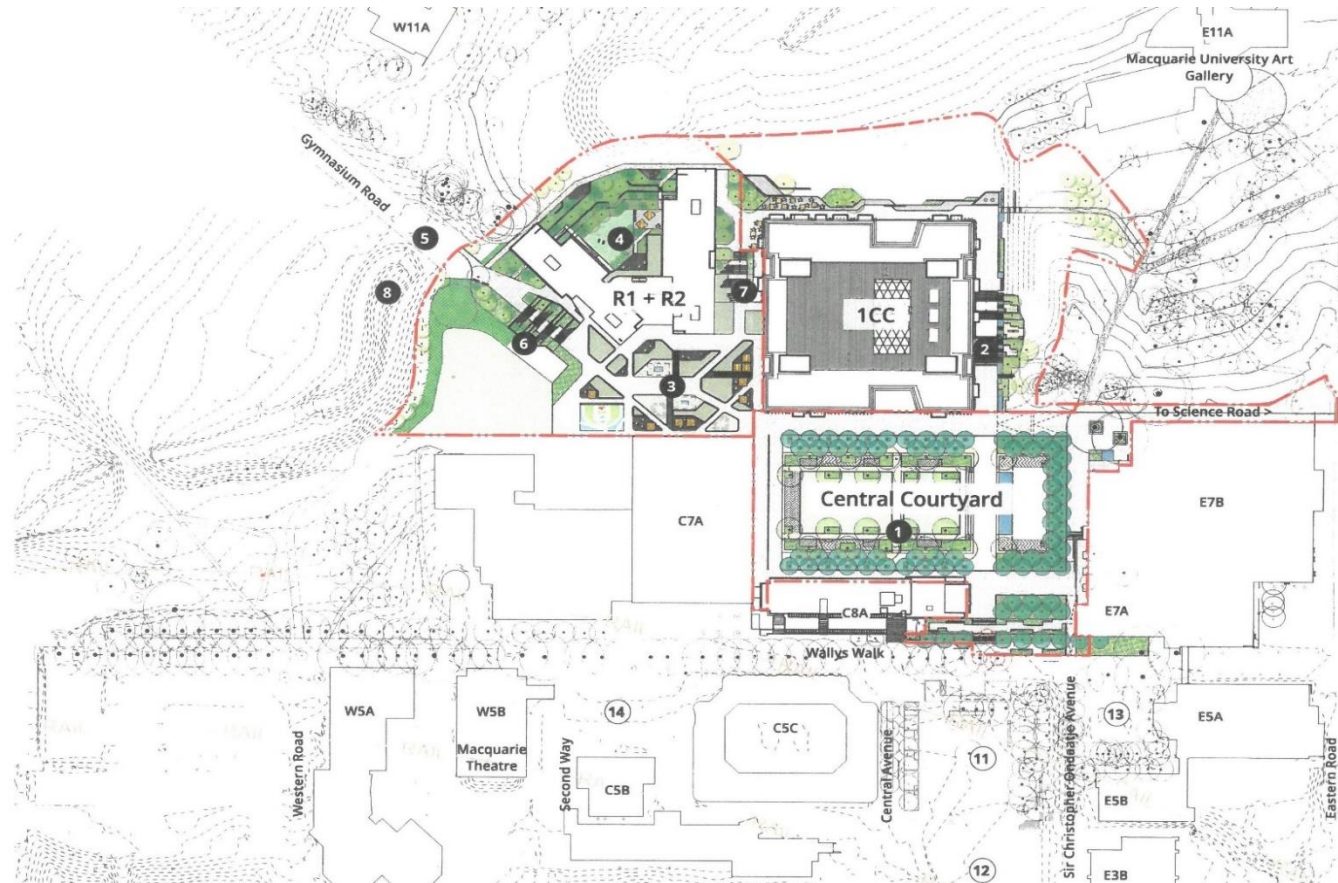
Figure 2 – GIS Open Topography Macquarie University map





Figure 3 – Central Courtyard Project Site Boundary

- ① Central Courtyard
  - ② Graduation Stairs
  - ③ Student Courtyard
  - ④ Residential Courtyard
  - ⑤ Gymnasium Road
  - ⑥ Gymnasium Road Stairs
  - ⑦ 1CC Stairs
  - ⑧ Mars Creek
- Key Surrounding Sites**
- ⑪ Lincoln Lawn
  - ⑫ Campus Common (Temporary Landscape)
  - ⑬ Jim Rose Earth Sciences Garden
  - ⑭ Old Library Courtyard
- Project Boundary



## **APPENDIX 2 – OPERATION COMPLIANCE REPORT**

MACQUARIE UNIVERSITY CENTRAL COURTYARD PROJECT								
COMPLIANCE TABLE								
PHASE: OCCUPATION								
	SCHEDULE 2	27-May-22				Jun-22		
	PART A ADMINISTRATIVE CONDITIONS							
Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments		Compliance status		
						Compliant	Non-compliant	Not triggered
					Total	0		
					Condition			
PART E POST OCCUPATION								
Operation of Plant and Equipment								
E1	All plant and equipment used on site, or to monitor the performance of the development must be:							
E1(a)	maintained in a proper and efficient condition; and	Operation	Ongoing routine maintenance during the DLP by the Contractor's sub-contractors, provide maintenance reports and updated schedule	Maintenance records and DLP maintenance schedule		Compliant		
E1(b)	operated in a proper and efficient manner.	Operation	Quartely Tuning reports and meeting with the Contractor and Client	Building Tuning Reports submitted per quarter, data reviewed during operational through the seasons.		Compliant		
Operational Noise Limits		Operation						
E2	The Applicant must ensure that the hours of use of the student bar (Ubar) are limited to between 8am and 2am Monday to Saturday, and 8am - 8pm Sundays.	Operation	Continued monitoring of the Ubar approved hours of operation	Review the Ubar operating licence hours		Compliant		
E3	Windows and doors to the student bar (Ubar) must be closed whilst operational from 6pm until close of trading.	Operation	Doors close to the entry/exit of the Ground floor foodcourt area from 6pm	Visual review of the operating management of this condition onsite		Compliant		
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report prepared by Arup dated 6 November 2017, and Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – Modification Application Acoustic Report prepared by Arup 29 May 2020	Operation	ARUP undertook a noise monitoring survey and provided a detailed report	Copy of ARUP's noise survey report		Compliant		
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry 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 Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report prepared by Arup dated 6 November 2017, and Ubar operations identified in the Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – Modification Application Acoustic Report 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.	Operation	ARUP undertook a noise monitoring survey and provided a detailed report	Copy of ARUP's noise survey report		Compliant		
Unobstructed Driveways and Parking Areas								
E6	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.	Operation	Regular checks are made by the Campus Security. Signage in place directing pedestrians and vehicles	Visual inspection and signage		Compliant		
Outdoor Lighting								
E7	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.	Operation	Monitor for complaints raised by landowners	TBC				Not triggered
Fire Safety Certificate								
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.	Operation	Review onsite to verify the Annual Fire Certificate is in place	Visual review onsite		Non-compliant *		
Ecologically Sustainable Development								
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Operation	Monitor progress with the application to GreenStar Building Council of Australia	Obtain GreenStar Report		Compliant		
Landscaping								

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments		Compliance status		
						Compliant	Non-compliant	Not triggered
E10	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.	Operation	Ongoing regular landscape maintenance during the DLP (Gj's is the landscape subcontractor). Post-DLP the University has their own landscape contractor who will maintain all landscaping as per condition D29	Landscape maintenance records are kept in a file, submitted each month through DLP.		Compliant		
<b>Ubar Plan of Management</b>								
E11	The Applicant/operator must implement the Ubar Plan of Management 2021 prepared by Macquarie University dated 1/6/2020 upon commencement of operations.	Operation	The Ubar Management Plan to be implimented during operation	Review Ubar Management Plan		Compliant		
<b>Licensing Requirements</b>								
E12	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.	Operation	Review the Ubar Liquor Licence to ensure compliance	Obtain the Liquor Licence from Ubar management		Compliant		
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	Operation	Ubar has an existing registration No with City of Ryde Council - FPR2003/0024	Obtain email confirmation from City of Ryde Council (premises is existing, relocated only so Council confirmed no application required)		Compliant		
<b>Written Incident Notification Requirements</b>								
WIN 1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C42 or, having given such notification, subsequently forms the view that an incident has not occurred.	All phases	TBC	TBC				Not triggered
WIN 2	Written notification of an incident must:			TBC				
WIN 2(a)	identify the development and application number;	All phases	TBC	TBC				Not triggered
WIN 2(b)	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	All phases	TBC	TBC				Not triggered
WIN 2(c)	identify how the incident was detected;	All phases	TBC	TBC				Not triggered
WIN 2(d)	identify when the applicant became aware of the incident;	All phases	TBC	TBC				Not triggered
WIN 2(e)	identify any actual or potential non-compliance with conditions of consent;	All phases	TBC	TBC				Not triggered
WIN 2(f)	describe what immediate steps were taken in relation to the incident;	All phases	TBC	TBC				Not triggered
WIN 2(g)	identify further action(s) that will be taken in relation to the incident; and	All phases	TBC	TBC				Not triggered
WIN 2(h)	identify a project contact for further communication regarding the incident.	All phases	TBC	TBC				Not triggered
WIN 3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	All phases	TBC	TBC				Not triggered
WIN 4	The Incident Report must include:		TBC	TBC				
WIN 4(a)	a summary of the incident;	All phases	TBC	TBC				Not triggered
WIN 4(b)	outcomes of an incident investigation, including identification of the cause of the incident;	All phases	TBC	TBC				Not triggered
WIN 4(c)	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	All phases	TBC	TBC				Not triggered
WIN 4(d)	details of any communication with other stakeholders regarding the incident.	All phases	TBC	TBC				Not triggered
	* Note The issue of the AFSS was delayed due to the unavailability of labour during the COVID-19 pandemic which prevented the completion of minor defects and subsequent certification. After the works were complete the AFSS was issued in May 2022.							

## **APPENDIX 3 – INCIDENT REGISTER**

## **APPENDIX 4 – COMPLAINTS REGISTER**





**MUCCP - R1/R2 and 1CC**

25-May-2021

[illegible]

## APPENDIX 5 – COMPLIANCE REPORT DECLARATION FORM


<b>Compliance Report Declaration Form</b>	
Project Name	Macquarie University Central Courtyard Project
Project Application Number	SSD 8755
Description of Project	Construction of a new Learning and Teaching building, 342 student beds and the re-landscaping to the Central Courtyard.
Project Address	Macquarie University, 73 Talavera Road, Macquarie Park NSW 2109 (Lot 191 DP1157041)
Proponent	Macquarie University
Title of Compliance Report	Occupation Compliance Report #2
Date	13 June 2022

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development

Notes:

1. 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;
2. 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).

<b>Compliance Report Declaration Form</b>	
Name of Authorised Reporting Officer	Tony Carton
Title	Head of Project Management
Signature	
Qualification	Head of Project Management
Company	Macquarie University Property
Company Address	2 Link Road Macquarie University
Date	13 June 2022