



Capital Insight Pty Limited
ABN 76 056 297 100
76 Berry Street
North Sydney NSW 2060
t 02 9955 2300
f 02 9955 5574
www.capitalinsight.com.au

Compliance Monitoring and Reporting Program for Central Courtyard Project SSD 8755

Macquarie University

1 May 2019



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1 EXECUTIVE SUMMARY

The Central Courtyard Project, as approved by SSD 8755 on 18 April 2019 consists of a Learning and Teaching building, updated landscaping to the Central Courtyard and two student accommodation buildings. Construction of these works is expected to commence mid May 2019 and be complete by January 2021.

This Compliance and Monitoring Program has been prepared to satisfy condition B36 of the approval and will be submitted to the Department of Planning and Environment and the Certifying Authority.

2 COMPLIANCE MONITORING AND REPORTING SCHEDULE

The Compliance Monitoring and Reporting Program contain a Compliance Monitoring and Reporting Schedule setting out the required frequency of compliance monitoring and reporting.

The Compliance Monitoring and Reporting Schedule defines the dates on which Compliance Reports will be submitted to the Department of Planning and

The Compliance Monitoring and Reporting Schedule for Macquarie University Central Courtyard Project is attached in Appendix 1.

3 COMPLIANCE TABLE

The Compliance Monitoring and Reporting Program contain a Compliance Table which:

- identifies the requirements in all conditions of consent that must be complied with during each phase of the development;
- sets out the compliance monitoring methodology that is to be used to assess compliance with each compliance requirement; and
- sets out the type of data or evidence that is to be collected to assess whether compliance has been achieved.

The Compliance Table for Macquarie University Central Courtyard Project is attached in Appendix 2.

Where the monitoring methodology and evidence has yet to be determined, this is noted as a TBC and will be updated in the compliance reports as required over the duration of the project.

4 APPENDICES

Appendices	Title
Appendix 1	Compliance Monitoring and Reporting Schedule
Appendix 2	Compliance table

APPENDIX 1 – COMPLIANCE MONITORING AND REPORTING SCHEDULE



MQP
MACQUARIE UNIVERSITY CENTRAL COURTYARD PROJECT
 COMPLIANCE MONITORING AND REPORTING SCHEDULE

Compliance Report	Phase	Timing for the Report to be submitted to the Planning Secretary	Date	Frequency
Pre-Construction Compliance Report	Pre-construction	Prior to commencement of construction	14/05/2019	Single report only
Construction Compliance Report #1	Construction	At commencement of construction	14/11/2019	Every 26 weeks from the date of commencement of construction
Construction Compliance Report #2	Construction	During the construction	14/05/2020	Every 26 weeks from the date of commencement of construction
Construction Compliance Report #3	Construction	During the construction	14/11/2020	Every 26 weeks from the date of commencement of construction
Pre-Operational Compliance Report	Pre-Operation	Prior to commencement of operation	20/12/2020	Single report only
Operation Compliance Report #1	Operation	During the operation	15/01/2021	Every 52 weeks from the date of commencement of operation
Operation Compliance Report #2	Operation	During the operation	15/01/2022	Every 52 weeks from the date of commencement of operation
Post-Decommissioning Compliance Report	Decommissioning	Within 12 weeks of completion of decommissioning	TBA	Single report only
Note: The schedule presents the Operational Compliance Reports for the first two years only.				

APPENDIX 2 – COMPLIANCE TABLE

MQP				
MACQUARIE UNIVERSITY CENTRAL COURTYARD PROJECT				
COMPLIANCE TABLE				
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
Obligation to Minimise Harm to the Environment				
A1	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.	Pre-construction and during construction	Obtain and review relevant management plans for implementation of prevention or minimisation of any harm to the environment resulting from the construction work. Monitor for compliance.	Copy of the Project Management Plan including Environmental Management Plan Section.
Terms of Consent				
A2	The development may only be carried out:			
A2 (a)	in compliance with the conditions of this consent;	Pre-construction	Confirm CC has been obtained, review audit reports and update compliance report	PCA Certification, Compliance reports, independent audits
A2 (b)	in accordance with all written directions of the Planning Secretary;	Pre-construction	Monitor for written directions of the Planning Secretary;	PCA Certification, Compliance reports, independent audits
A2(c)	generally in accordance with the EIS, Response to Submissions and Supplementary Information;	Pre-construction	Confirm CC has been obtained, review audit reports and update compliance report	PCA Certification, Compliance reports, independent audits
A2 (d)	in accordance with the approved plans	Pre-construction	Confirm CC has been obtained, review audit reports and update compliance report	PCA Certification
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
A3(a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	Pre-construction and during construction	Review any written directions from the Planning Secretary	PCA Certification, Compliance reports, independent audits
A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.	Pre-construction	Review any written directions from the Planning Secretary	PCA Certification, Compliance reports, independent audits
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Pre-construction	Review PCA requirements for Construction Certificates	PCA Certification, Compliance reports
Limits of Consent				
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Pre-construction	Execution of the contract	Copy of the Contract
A6	This consent does not approve retail fit-out. Separate approvals for the retail fit-outs, must be obtained for this use, if required by the EP&A Act.	Prior to any retail fitout	Confirm approval process with retailers once identified	Copy of approval for the retail fit out spaces
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Pre-construction	Independent audits and compliance reports	PCA Certification, Compliance reports, independent audits
Planning Secretary as Moderator				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Project duration	Monitor and record for any disputes in the project correspondence or records.	Copy of Planning Secretary's resolutions
Long Service Levy				
A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Pre-construction	Confirm payment by FDC by obtaining a copy of the LSL receipt	Copy of the receipt from LSL Corporation
Legal Notices				
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	Project duration	TBC	Copy of any legal notice issued to the Planning Secretary
Evidence of Consultation				
A11	Where conditions of this consent require consultation with an identified party, the Applicant must:			

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
A11(a)	consult with the relevant party prior to submitting the subject document for information or approval	Pre-construction	Review plans where consultation is required to confirm records of consultation, or obtain copy of correspondence between parties	Records of any correspondence with the identified parties.
A11(b)	provide details of the consultation undertaken including:	Pre-construction	Review plans where consultation is required to confirm records of consultation, or obtain copy of correspondence between parties	Records of any correspondence with the identified parties.
A11(b)(i)	the outcome of that consultation, matters resolved and unresolved; and	Pre-construction	Review plans where consultation is required to confirm records of consultation, or obtain copy of correspondence between parties	Records of any correspondence with the identified parties.
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.	Pre-construction	Review plans where consultation is required to confirm records of consultation, or obtain copy of correspondence between parties	Records of any correspondence with the identified parties.
Staging, Combining and Updating Strategies, Plans or Programs				
A12	With the approval of the Planning Secretary, the Applicant may:			
A12(a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Pre-construction	Not required no staging proposed	Nil
A12(b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	Pre-construction	Not required no staging proposed	Nil
A12(c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Pre-construction	Not required no staging proposed	Nil
A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Pre-construction	Not required no staging proposed	Nil
A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Pre-construction	Not required no staging proposed	Nil
Demolition				
A15	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Pre-construction	Obtain and review the demolition work plan and statement of compliance submitted to PCA.	Copies of the work plan, statement of compliance and the transmittal of the submission to the PCA.
Structural Adequacy				
A16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Pre-construction	Obtain and review the BCA Certificate for the building works.	Copy of the BCA Certificate.
External Walls and Cladding				
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Pre-construction	Verify compliance of the external walls materials according to BCA requirements. Obtain the required BCA Certificate.	Copy of the BCA Certificate.
Student Beds				
A18	A total of 342 student beds are approved as part of this consent.	Pre-Operation	Verify the number of beds in the design and construction documentation.	Copy of the floor plans showing 342 beds.
Restrictions on Use – Accommodation				
A19	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).	Pre operation	TBC	TBC
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.	Pre-operation	TBC	TBC
Applicability of Guidelines				
A21	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Pre-construction	Monitor and verify the compliance design consultant's Compliance Certificates and in Construction Certificate	Copies of design consultant's Compliance Certificates and Construction Certificate
A22	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	During project	Review and monitor any records for an advice or notice from the Planning Secretary.	Records of correspondence from the Planning Secretary.
Monitoring and Environmental Audits				
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	Pre-construction	Confirm engagement of independent auditor	Copy of engagement of auditor

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
Access to Information				
A24	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:			
A24(a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
A24(a)(i)	the documents referred to in condition A2 of this consent;	Pre-construction	Review website	Screenshot of website
A24(a)(ii)	all current statutory approvals for the development;	Pre-construction	Review website	Screenshot of website
A24(a)(iii)	all approved strategies, plans and programs required under the conditions of this consent;	Pre-construction	Review website	Screenshot of website
A24(a)(iv)	regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	Pre-construction	Review website	Screenshot of website
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;	Pre-construction	Review website	Screenshot of website
A24(a)(vi)	a summary of the current stage and progress of the development;	Pre-construction	Review website	Screenshot of website
A24(a)(vii)	contact details to enquire about the development or to make a complaint;	Pre-construction	Review website	Screenshot of website
A24(a)(viii)	a complaints register, updated monthly;	Pre-construction	Review website	Screenshot of website
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;	Pre-construction	Review website	Screenshot of website
A24(a)(x)	any other matter required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary.	Pre-construction	Review website	Screenshot of website
A24(b)	keep such information up to date, to the satisfaction of the Planning Secretary	Pre-construction	Review website	Screenshot of website
Compliance				
A25	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.	Pre-construction	Confirm issue of SSD conditions to the contractor	SSD Responsibilities matrix included in contract
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Construction	Generate list of licences permits approvals and consents required and monitor	Checklist of all licences, permits, approvals and consents
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Pre-construction	Confirm that the notification has been made to DPE	Copy of notification
Certified Drawings				
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-construction	Staging not required no action	Nil
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:			
B3(a)	the relevant clauses of the BCA; and	Pre-construction	Obtain a copy of the structural design certification issued to the PCA	Copy of the structural design certification
B3(b)	this development consent.	Pre-construction	Obtain a copy of the structural design certification issued to the PCA	Copy of the structural design certification
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Pre-construction	Obtain a copy of the certification that the external walls does not include any synthetic or aluminium composite panels	Copy of the certification
B5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Pre-construction	Obtain a copy of the correspondence to the Planning Secretary	Copy of correspondence to the Planning Secretary
Protection of Public Infrastructure				
B6	Before the commencement of construction, the Applicant must:			
B6(a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Pre-construction	Confirm that existing services survey has been issued to the Main Works contractor	Copys of any approved Disruption Notices affecting existing services (all services are within the University campus)
B6(b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);	Pre-construction	Obtain a copy of the dilapidation report	Copy of the dilapidation record
B6(c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council	Pre-construction	Obtain a copy of the transmittal of the delapidation report to the PCA, Council and DPE	Copy of the transmittal of the delapidation report to the PCA, Council and DPE
Site Contamination				
B7	Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> dated 7 March 2019 prepared by Geo-Logix.	Construction	Builder to confirm that the remediation works have been undertaken in accordance with the RAP	Copy of the remediation and validation report required by the RAP

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
B8	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the residential, open space and commercial/industrial land uses and be provided to the satisfaction of the Certifying Authority.	Construction	Obtain the Site Audit Report and Section A Site Audit Statement verifying the suitability of the site. Obtain transmittal report for the submission to the PCA	Copies of the Report, Statement, the submission to the PCA and the PCA comments..
Unexpected Contamination Procedure				
B9	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B19 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Prior to commencement of earthworks	Confirm that the CEMP includes an unexpected contamination procedure as required by the condition	Copy of the CEMP
Utilities and Services				
B10	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Construction	Obtain copy of approval of external service providers as required (most utilities on the project are MU Infrastructure)	Copy of approval
B11	Prior to the commencement of above ground works written advice must be obtained from the Ausgrid, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to any above ground works	Obtain copies of correspondence from Ausgrid and MU (gas and comms internal)	Copy of correspondence from Ausgrid and Macquarie University Property
Ecologically Sustainable Development				
B12	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment — State Significant Development Application ESD Report prepared by Arup dated 20 October 2017 to target a minimum 5 Star Green Star rating.	Pre-construction	Obtain copy of certification from FDC issued to PCA regarding 5 Star Green Star issued to the PCA	Copy of certification and construction certificate issued by PCA
Outdoor Lighting				
B13	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Construction	Obtain a copy of the design certificate for external lighting issued to the PCA	Copy of certification and construction certificate issued by PCA
Access for People with Disabilities				
B14	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Pre-construction	Obtain a copy of the access consultants design certificate	Copy of the access consultants design certificate
Environmental Management Plan Requirements				
B15	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:			
B15(a)	detailed baseline data;	Pre-construction	Confirm EMP includes baseline data	Copy of the EMP
B15(b)	details of:			
B15(b)(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Pre-construction	Confirm EMP includes relevant statutory requirements	Copy of the EMP
B15(b)(ii)	any relevant limits or performance measures and criteria; and	Pre-construction	Confirm performance measures are included in the EMP	Copy of the EMP
B15(b)(iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	Pre-construction	Confirm KPIs are included in the EMP	Copy of the EMP
B15(c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Pre-construction	Confirm a description of the measures to be implemented in the EMP	Copy of the EMP
B15(d)	a program to monitor and report on the:			
B15(d)(i)	impacts and environmental performance of the development;	Pre-construction	Confirm program is included in the EMP	Copy of the EMP
B15(d)(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	Pre-construction	Confirm program is included in the EMP	Copy of the EMP
B15(e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Pre-construction	Confirm a contingency plan is included in the EMP	Copy of the EMP
B15(f)	a program to investigate and implement ways to improve the environmental performance of the development over time;	Pre-construction	Confirm a program to improve environmental performance is included in the EMP	Copy of the EMP
B15(g)	a protocol for managing and reporting any:			
B15(g)(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Pre-construction	Confirm incident reporting and non compliance reporting is included in the EMP	Copy of the EMP
B15(g)(ii)	complaint;	Pre-construction	Confirm complaints procedure is included in the EMP	Copy of the EMP
B15(g)(iii)	failure to comply with statutory requirements; and	Pre-construction	Confirm protocol for failure to comply with conditions is included in the EMP	Copy of the EMP
B15(h)	a protocol for periodic review of the plan.	Pre-construction	Confirm protocol for periodic review is included in the plan	Copy of the EMP
Construction Environmental Management Plan				
B16	A Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:			

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
B16(a)	Details of:			
B16(a)(i)	hours of work;	Pre-construction	Confirm approved hours of work is included in the CEMP	Copy of the CEMP
B16(a)(ii)	24-hour contact details of site manager;	Pre-construction	Confirm contact details are included in the CEMP	Copy of the CEMP
B16(a)(iii)	management of dust and odour to protect the amenity of the neighbourhood;	Pre-construction	Confirm dust and smell management procedure is included in the CEMP	Copy of the CEMP
B16(a)(iv)	stormwater control and discharge;	Pre-construction	Confirm stormwater control is included in the CEMP	Copy of the CEMP
B16(a)(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Pre-construction	Confirm sediment and erosion control plan is included in the CEMP	Copy of the CEMP
B16(a)(vi)	groundwater management plan including measures to prevent groundwater contamination;	Pre-construction	Confirm groundwater management plan is included in the CEMP	Copy of the CEMP
B16(a)(vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Pre-construction	Confirm construction lighting compliance requirement is in the CEMP	Copy of the CEMP
B16(a)(viii)	community consultation and complaints handling;	Pre-construction	Confirm complaints procedure is included in the CEMP	Copy of the CEMP
B16(b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B21);	Pre-construction	Confirm CTPMSP is included in the CEMP	Copy of the CEMP
B16(c)	Construction Noise and Vibration Management Sub-Plan (see condition B22);	Pre-construction	Confirm CNVMSP is included in the CEMP	Copy of the CEMP
B16(d)	Construction Waste Management Sub-Plan (see condition B23);	Pre-construction	Confirm CWMSP is included in the CEMP	Copy of the CEMP
B16(e)	Construction Soil and Water Management Sub-Plan (see condition B24);	Pre-construction	Confirm CSWMSP is included in the CEMP	Copy of the CEMP
B16(f)	Flood Emergency Response (see condition B25);	Pre-construction	Confirm Emergency Flood Response is included in the CEMP	Copy of the CEMP
B16(g)	an unexpected finds protocol for contamination and associated communications procedure;	Pre-construction	Confirm unexpected finds procedure is included in the CEMP	Copy of the CEMP
B16(h)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	Pre-construction	Confirm waste classification is included in the CEMP	Copy of the CEMP
B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Pre-construction	Obtain approval of the CEMP from the PCA	Construction certificate from the PCA and correspondence issuing the CEMP to DPE
B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:			
B18(a)	be prepared by a suitably qualified and experienced person(s);	Pre-construction	Confirm CTPMSP is prepared by a traffic consultant	Copy of CTPMSP
B18(b)	be prepared in consultation with TfNSW Sydney Coordination Office;	Pre-construction	Confirm TfNSW has been consulted	Copy of consultation
B18(c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	Pre-construction	Confirm CTPMSP includes measures to ensure road safety	Copy of CTPMSP
B18(d)	detail heavy vehicle routes, access and parking arrangements on the campus	Pre-construction	Confirm CTPMSP includes heavy vehicle routes access and parking arrangements	Copy of CTPMSP
B18(e)	construction worker parking impact and detail measures to minimise impacts on the surrounding road network, including 50 temporary car parking spaces on campus for construction workers and a shuttle bus service to encourage public transport use;	Pre-construction	Confirm CTPMSP includes 50 parking spaces and shuttle bus	Copy of CTPMSP
B18(f)	detail any interim construction routes, including adopting the alternative access arrangement utilising Epping Road/Culloden Road during the operation of the Station Link services or as otherwise agreed with the TfNSW Sydney Coordination Office;	Pre-construction	Confirm CTPMSP includes interim construction routes	Copy of CTPMSP
B18(g)	detail construction program;	Pre-construction	Confirm CTPMSP includes program	Copy of CTPMSP
B18(h)	cumulative construction impacts of projects, including Sydney Metro Northwest and Station Link services;	Pre-construction	Confirm CTPMSP includes cumulative construction impacts	Copy of CTPMSP
B18(i)	include a Driver Code of Conduct to:			
B18(i)(i)	minimise the impacts of earthworks and construction on the local and regional road network;	Pre-construction	Confirm CTPMSP includes Driver Code of Conduct	Copy of CTPMSP
B18(i)(ii)	minimise conflicts with other road users;	Pre-construction	Confirm CTPMSP includes Driver Code of Conduct	Copy of CTPMSP
B18(i)(iii)	minimise road traffic noise; and	Pre-construction	Confirm CTPMSP includes Driver Code of Conduct	Copy of CTPMSP
B18(i)(iv)	ensure truck drivers use specified routes;	Pre-construction	Confirm CTPMSP includes Driver Code of Conduct	Copy of CTPMSP
B18(j)	include a program to monitor the effectiveness of these measures; and	Pre-construction	Confirm CTPMSP includes monitoring program	Copy of CTPMSP
B18(k)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Pre-construction	Confirm CTPMSP includes procedure for notifying residents	Copy of CTPMSP
B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:			
B19(a)	be prepared by a suitably qualified and experienced noise expert;	Pre-construction	Confirm that the CNVMSP has been prepared by an acoustic consultant	Copy of the CNVMSP
B19(b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Pre-construction	Confirm the CNVMSP includes procedure for achieving noise management levels	Copy of the CNVMSP
B19(c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Pre-construction	Confirm the CNVMSP includes measures for implementation of high noise works	Copy of the CNVMSP
B19(d)	include strategies that have developed with the community for managing high noise generation works,	Pre-construction	Confirm the CNVMSP includes stratgy for community consultation for high noise works	Copy of the CNVMSP

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
B19(e)	describe the community consultation undertaken to develop the strategies in condition B19; and	Pre-construction	Confirm the CNVMSP includes details of community consultation	Copy of the CNVMSP
B19(f)	include a complaints management system that would be implemented for the duration of the construction	Pre-construction	Confirm the CNVMSP includes complaints management procedure	Copy of the CNVMSP
B20	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:			
B20(a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Pre-construction	Confirm the CWMSP includes quantity estimates and proposed reuse, recycling and disposal locations	Copy of the CWMSP
B20(b)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Pre-construction	Confirm the CWMSP addresses the removal of hazardous materials	Record of the CWMSP and checklist for the compliance of the inclusions
B21	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:			
B21(a)	be prepared by a suitably qualified expert, in consultation with Council;	Pre-construction	Confirm that the CSWMSP has been prepared by a civil engineer in consultation with Council	Copy of the CSWMSP and consultation records with Council
B21(b)	describe all erosion and sediment controls to be implemented during construction;	Pre-construction	Confirm that the CSWMSP includes an erosion and sediment control plan	Copy of the CSWMSP
B21(c)	provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Pre-construction	Confirm that the CSWMSP includes details on wet weather contingencies	Copy of the CSWMSP
B21(d)	detail all off-Site flows from the Site; and	Pre-construction	Confirm that the CSWMSP includes details of off site flows from site	Copy of the CSWMSP
B21(e)	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Pre-construction	Confirm that the CSWMSP stormwater and flood flow management	Copy of the CSWMSP
B22	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:			
B22(a)	be prepared by a suitably qualified and experienced person(s);	Pre-construction	Confirm that the FERSP has been prepared by a civil engineer	Copy of the FERSP
B22(b)	address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);	Pre-construction	Confirm that the FERSP includes confirmation that the plan addresses the provisions of the guideline referred to in the condition	Copy of the FERSP
B22(c)	include details of:	Pre-construction		
B22(c)(i)	Staging of construction;	Pre-construction	Confirm that the FERSP includes details of the construction staging	Copy of the FERSP
B22(c)(ii)	the flood emergency responses for both construction and operation phases of the development;	Pre-construction	Confirm that the FERSP includes flood emergency response for both during construction and operation	Copy of the FERSP
B22(c)(iii)	predicted flood levels;	Pre-construction	Confirm that the FERSP includes predicted flood levels	Copy of the FERSP
B22(c)(iv)	flood warning time and flood notification;	Pre-construction	Confirm that the FERSP includes flood warning times and flood notifications	Copy of the FERSP
B22(c)(v)	assembly points and evacuation routes;	Pre-construction	Confirm that the FERSP includes assembly points and evacuation routes	Copy of the FERSP
B22(c)(vi)	evacuation and refuge protocols; and	Pre-construction	Confirm that the FERSP includes evacuation and refuge protocols	Copy of the FERSP
B22(c)(vii)	awareness training for employees and contractors, and students.	Pre-construction	Confirm that the FERSP includes awareness training	Copy of the FERSP
Aboriginal Cultural Heritage Management Plan				
B23	Prior to the commencement of construction works, an Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared and submitted to the Department for approval. The ACHMP must address, but not be limited to, the following:		Confirm ACHMP has been issued to DPE for approval	Copy of correspondence to DPE
B23(a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties as identified in the letter titled Central Courtyard Precinct (SSD_8755), Macquarie University: Aboriginal heritage advice prepared by Extent Heritage dated 22 March 2019;	Pre-construction	Confirm ACHMP has been prepared by an Aboriginal consultant in consultation with the RAPs	Copy of the ACHMP
B23(b)	processes, timing, and methods for maintaining Aboriginal community consultation through the remainder of the project;	Pre-construction	Confirm ACHMP includes a process and timing for ongoing aboriginal consultation	Copy of the ACHMP
B23(c)	detailed review and investigation of the Aboriginal cultural heritage that may be present across the site	Pre-construction	Confirm ACHMP includes a detailed review and investigation of aboriginal culture across the site	Copy of the ACHMP
B23(d)	processes for reviewing, monitoring, and updating the ACHMP as the project progresses, including incorporating any mitigation measures identified in the ACHAR being prepared in accordance with the requirements of condition D5;	Pre-construction	Confirm ACHMP includes a process for review and updating of the ACHMP	Copy of the ACHMP
B23(e)	procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during any stage of the works and appropriate procedures for notification and recommencing works;	Pre-construction	Confirm ACHMP includes an unexpected finds protocol	Copy of the ACHMP
B23(f)	protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significance, within the project boundaries, but not subject to salvage excavations;	Pre-construction	Confirm ACHMP includes protocols for salvage	Copy of the ACHMP
B23(g)	a requirement for all salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and	Pre-construction	Confirm ACHMP includes requirement for salvage works to be undertaken under supervision of a the consultant and RAPs	Copy of the ACHMP

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
B23(h)	a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.	Pre-construction	Confirm ACHMP includes requirement for the preparation of a final report	Copy of the ACHMP
Stormwater Management System				
B24	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Pre-construction	Confirm operational stormwater management system has been submitted to the PCA	Copy of the submission
B24(a)	be designed by a suitably qualified and experienced person(s);	Pre-construction	Confirm the stormwater management system has been designed by a civil engineer	Copy of the submission
B24(b)	be generally in accordance with the conceptual design in the EIS;	Pre-construction	Obtain certification from the civil engineer that the stormwater management system is generally in accordance with the conceptual design	Copy of the certification
B24(c)	be in accordance with applicable Australian Standards;	Pre-construction	Obtain copy of the design certificate confirming compliance	Copy of the design certificate
B24(d)	ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	Pre-construction	Obtain copy of the design certificate confirming compliance	Copy of the design certificate
Flood Management				
B25	Prior to the commencement of construction, the Certifying Authority must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Pre-construction	Obtain confirmation from the civil engineer to the PCA	Copy of the construction certificate
B26	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	Pre-construction	Obtain confirmation from the civil engineer to the PCA	Copy of the construction certificate
Operational Noise – Design of Mechanical Plant and Equipment				
B27	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment – State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017.	Pre-construction	Obtain confirmation from the acoustic consultant that all noise mitigation measures have been incorporated in the design	Copy of the confirmation
Biodiversity				
B28	Prior to any clearing or construction works, the Applicant must retire the class and number of ecosystem credits in the following table to offset the biodiversity impacts of the development.	Pre-construction	Obtain confirmation that the credits have been retired	Copy of the payment to BCF
B29	The retirement of credits in condition B32 may be satisfied by payment to the Biodiversity Conservation Fund (BCF) of an amount equivalent to the class and number of credits, as calculated by the Biodiversity Offsets Payment Calculator.	Pre-construction	Verify and confirm the payment to the BCF	Copy of the payment to BCF
B30	Prior to any clearing or construction works, the Applicant must provide evidence to the Secretary of retirement of the required credit (OEH issued credit retirement report) or payment to the BCF (section 6.33 Statement Confirming Payment into the BCF by the Biodiversity Conservation Trust).	Pre-construction	Confirm correspondence with DPE including receipt of payment	Copy of correspondence to DPE
Construction and Demolition Waste Management				
B31	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Pre-construction	Obtain copy of correspondence to the RMS Traffic Management Centre	Copy of correspondence
Mechanical Ventilation				
B32	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Pre-construction	Obtain copy of the construction certificate	Copy of the construction certificate
Rainwater Harvesting				
B33	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Pre-construction	Obtain a copy of the rainwater harvesting design	Copy of the design
Car Parking and Service Vehicle Layout				
B34	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:			
B34(a)	all vehicles must enter and leave the Site in a forward direction;	Pre-construction	Obtain certification from the traffic consultant confirming all vehicles in a forward direction	Copy of the certification
B34(b)	the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and	Pre-construction	Obtain copy of the swept paths	Copy of the swept paths
B34(c)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Pre-construction	Obtain certification from the traffic consultant confirming that safety of vehicles and pedestrians have been addressed in the design	Copy of the certification
Bicycle Parking and End-of-Trip Facilities				
B35	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:			
B35(a)	the provision of a minimum 68 bicycle parking spaces;	Pre-construction	Obtain copy of the construction certificate	Obtain copy of the construction certificate
B35(b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Pre-construction	Obtain copy of the construction certificate	Obtain copy of the construction certificate

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
B35(c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	Pre-construction	Obtain copy of the construction certificate	Obtain copy of the construction certificate
B35(d)	appropriate pedestrian and cyclist advisory signs are to be provided; and	Pre-construction	Obtain copy of the construction certificate	Obtain copy of the construction certificate
B35(e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Pre-construction	Obtain copy of the construction certificate	Obtain copy of the construction certificate
Compliance Reporting				
B36	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Pre-construction	Obtain copy of transmittal of the program to DPE	A copy of the transmittal
B37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	During project	Obtain transmittal of ongoing reports issued to DPE	A copy of the transmittal
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.	Construction	Confirm compliance report has been uploaded on to the MQU website and obtain confirmation to DPE and the PCA	Website screen shot and copy of confirmation
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.	During operation	Review and monitor any records for an advice or notice from the Planning Secretary.	Records of any communication with the Planning Secretary.
PART C DURING CONSTRUCTION				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction	Verify the presence of the approved and certified plans, specifications and documents on site	Copy of the inspection checklist
Site Notice				
C2	A site notice(s):			
C2(a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Construction	Verify the presence of the site notice on the site	Photo of the site Notice Board
C2(b)	is to satisfy all but not be limited to, the following requirements:	Construction	Verify the presence of the site notice on the site	
C2(b)(i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	Construction	Verify the presence of the site notice on the site	Copy of the design and photo of the site Notice Board
C2(b)(ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Construction	Verify the presence of the site notice on the site	Photo of the site Notice Board
C2(b)(iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	Construction	Verify the presence of the site notice on the site	Photo of the site Notice Board
C2(b)(iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Construction	Verify the presence of the site notice on the site	Photo of the site Notice Board
Operation of Plant and Equipment				
C3	All plants and equipment used on site, or to monitor of the development must be:			
C3(a)	maintained in a proper and efficient conditions; and	Construction	Obtain confirmation from FDC that all plant and equipment is maintained in proper and efficient conditions	Copy of confirmation
C3(b)	operated in a proper and efficient manner.	Construction	Obtain confirmation from FDC that all plant and equipment is operated in proper and efficient conditions	Copy of confirmation
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Construction	Obtain and review the demolition work plan and statement of compliance submitted to PCA.	Copies of the work plan, statement of compliance and the transmittal of the submission to the PCA.
Construction Hours				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:			
C5(a)	between 7am and 7pm, Mondays to Fridays inclusive; and	Construction	Verify the construction hours in the CEMP. Monitor the working hours activities for compliance.	Copy of the CEMP
C5(b)	between 8am and 4pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	Verify the construction hours in the CEMP. Monitor the working hours activities for compliance.	Copy of the CEMP
C6	Activities may be undertaken outside of the hours in condition C5 if required:			
C6(a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	Construction	TBC	TBC
C6(b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Construction	TBC	TBC
C6(c)	where the works are inaudible at the nearest sensitive receivers; or	Construction	TBC	TBC

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
C6(d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Construction	TBC	TBC
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	TBC	TBC
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:			
C8(a)	9am to 12pm, Monday to Friday;	Construction	Verify the construction hours in the CEMP. Monitor the working hours activities and construction working schedule for compliance to the hours	Copy of the CEMP
C8(b)	2pm to 5pm Monday to Friday; and	Construction	Verify the construction hours in the CEMP. Monitor the working hours activities and construction working schedule for compliance to the hours	Copy of the CEMP
C8(c)	9am to 12pm, Saturday.	Construction	Verify the construction hours in the CEMP. Monitor the working hours activities and construction working schedule for compliance to the hours	Copy of the CEMP
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	Obtain certification from FDC that they are carrying out the construction in accordance with the current CEMP	Copy of the confirmation
Aboriginal Cultural Heritage Management Plan				
C10	The Applicant must carry out the construction of the development in accordance with the most recent version of the relevant ACHMP.	Construction	Obtain certification from FDC that they are carrying out the construction in accordance with the current ACHMP	Copy of the confirmation
Construction Traffic				
C11	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Construction	Confirm that the CTPMSP includes this requirement	Copy of the CTPMSP
Road Occupancy Licence				
C12	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Not required	Nil
SafeWork Requirements				
C13	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Construction	Confirm that the site hoarding has been installed to the perimeter of the site	Site photos
Hoarding Requirements				
C14	The following hoarding requirements must be complied with:			
C14(a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Construction	Monitor the hoarding for compliance	Site photos
C14(b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Construction	Monitor the hoarding for compliance	Site photos
C14(c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Construction	Not required	Nil
No Obstruction of Public Way				
C15	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction	Not required - within campus	Nil
Construction Noise Limits				
C16	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	Obtain a copy of the CNVMSP	Copy of the CNVMSP
C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Construction	Obtain confirmation from FDC that construction vehicles do not arrive at site prior to the working hours	Copy of the confirmation
C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction	Obtain confirmation from FDC that where practicable audible movement alarms are minimised	Copy of the confirmation
C19	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Construction	Review noise monitoring records and compare against approved levels	Copy of the noise monitoring records
Vibration Criteria				
C20	Vibration caused by construction at any residence or structure outside the site must be limited to:			
C20(b)	for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	Construction	Obtain copy of the vibration monitoring records	Copy of the vibration records
C20(a)	for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	Obtain copy of the vibration monitoring records	Copy of the vibration records
C21	Vibratory compactors must not be used closer than 30 meters from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C20.	Construction	Not required - there are no residential buildings within 30m of the development	Nil

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B22 of this consent.	Construction	Obtain copy of the approved CEMP	Copy of the approved CEMP
Tree Protection				
C23	For the duration of the construction works:			
C23(a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Construction	Not required - development is not near street trees or Council property	Nil
C23(b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Construction	Not required - development is not near street trees or Council property	Nil
C23(c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the MUCCP Stage 5a & 5b Macquarie University report prepared by Australian Tree Consultant Pty Ltd dated 27 November 2017; and	Construction	Verify trees have been protected	Site photos
C23(d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Construction	TBC	TBC
Dust Minimisation				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Confirm CEMP has been approved	Copy of CEMP
C25	During construction, the Applicant must ensure that:			
C25(a)	exposed surfaces and stockpiles are suppressed by regular watering;	Construction	Obtain confirmation from FDC that all exposed surfaces and stockpiles are suppressed by regular watering	Copy of the confirmation
C25(b)	all trucks entering or leaving the site with loads have their loads covered;	Construction	Obtain confirmation from FDC that all trucks have their load covered	Copy of the confirmation
C25(c)	trucks associated with the development do not track dirt onto the public road network;	Construction	Obtain confirmation from FDC that all trucks wheel washed prior to leaving site	Copy of the confirmation
C25(d)	public roads used by these trucks are kept clean; and	Construction	Obtain confirmation from FDC that all public roads are kept clean from their construction vehicles	Copy of the confirmation
C25(e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces	Construction	Obtain confirmation from FDC that land stabilisation works are carried out progressively	Copy of the confirmation
Erosion and Sediment Control				
C26	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Construction	Obtain confirmation from FDC that all erosion and sediment control measures are implemented	Copy of the confirmation
Imported Soil				
C27	The Applicant must:			
C27(a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	Obtain confirmation from FDC that only ENM or VENM is brought to site	Copy of the confirmation
C27(b)	keep accurate records of the volume and type of fill to be used; and	Construction	Track and obtain records of the type and volumes of fill used.	Record of materials brought onto the site.
C27(c)	make these records available to the Certifying Authority upon request.	Construction	Monitor the PCA requests.	Copy of transmittal as required
Disposal of Seepage and Stormwater				
C28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.	Construction	Obtain confirmation from FDC that seepage or rainwater collected on site is not being pumped to the street stormwater	Copy of confirmation
Unexpected Finds Protocol – Historic Heritage				

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
C29	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Construction	Obtain confirmation from FDC as soon as an unexpected find is identified. Obtain copy of correspondence to/from OEH	Copy of the confirmation
Waste Storage and Processing				
C30	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	Obtain confirmation from FDC that all waste is secured and is kept within the site boundary	Copy of the confirmation
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	Obtain confirmation from FDC that all waste is assessed, classified and managed in accordance with the Guidelines	Copy of the confirmation
C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Construction	Obtain confirmation from FDC that all trucks have their load covered and that all trucks wheel washed prior to leaving site	Copy of the confirmation
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction	Obtain confirmation from FDC that concrete waste and rinse water is not disposed of on the site and is prevented from entering any watercourse	Copy of the confirmation
Handling of Asbestos				
C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Construction	TBC	TBC
Independent Environmental Audit				
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Construction	Obtain approval of the engagement of the auditor	Copy of the correspondence
C36	No later than four 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.	Construction	Obtain copy of the audit program correspondence	Copy of the correspondence
C37	C37. Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:			
C37(a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Construction	Obtain a copy of the audit program	Copy of the audit program
C37(b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Construction	Obtain a copy of the audit program	Copy of the audit program
C38	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	Construction	Monitor for the Planning Secretary request for different time submissions.	Copy of the correspondence with the Planning Secretary.
C39	Independent Audits of the development must be carried out in accordance with:			
C39(a)	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and	Construction	Obtain a copy of the audit program	Copy of the audit program, copy of the audit reports
C39(b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction	Verify that the audit reports include a confirmation of compliance with the requirements	Copy of the audit reports
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			
C40(a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;	Construction	Obtain a copy of the response	Copy of the response
C40(b)	submit the response to the Department and the Certifying Authority; and	Construction	Obtain copy of the correspondence issuing the response	Copy of the correspondence
C40(c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Construction	Confirm that the audit and response is on the MQP website and that DPE and the PCA have been notified	Screen shot and correspondence confirming notification
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction	Monitor for Planning Secretary approval for the annual operational audits to be ceased.	Records of the correspondence from the Planning Secretary
Incident Notification, Reporting and Response				
C42	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.	Construction	Obtain copy of incident notifications to DPE as required	Copy of incident notifications
C43	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Construction	Obtain copy of subsequent notifications to DPE as required	Copy of subsequent notifications
Non-Compliance Notification				
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.	Construction	Obtain copy of any non compliance notification	Copy of con compliance notification

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
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.	Construction	Obtain copy of any non compliance notification	Copy of con compliance notification
C46	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Construction	No action	Nil
Revision of Strategies, Plans and Programs				
C47	Within three months of: a) the submission of a compliance report under condition B40; b) the submission of an incident report under condition C42; c) the submission of an Independent Audit under condition C39; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Construction	Obtain copy of confirmation that a review of the plans is being carried out as required	Copy of correspondence
C48	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.	Construction	Obtain a copy of the transmittal of the updated plans to the PCA	Copy of transmittal as required
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-Operation	Obtain copy of the notificaiton of operation to DPE	Copy of the notification
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Pre-Operation	Obtain copy of certification issued to the PCA	Copy of the certification
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Pre-Operation	Obtain a copy of the correspondence to the Planning Secretary	Copy of the correspondence
Development Contributions				
D4	Prior to the occupation of the building, any development contributions payable under the Planning Agreement entered into between the City of Ryde Council and Macquarie University must be made and receipt of payment submitted to the satisfaction of the Certifying Authority.	Pre-Operation	Obtain receipt from Council on payment of the S94 contribution	Copy of the receipt
Aboriginal Cultural Heritage Assessment Report				
D5	Prior to the occupation of the building, an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the campus that considers the Aboriginal cultural heritage values that exist across the campus, must be prepared by a suitably qualified and experienced expert and submitted to the Department for approval. The ACHAR must address, but not be limited to, the following: a) identify and describe the Aboriginal cultural heritage values that exist across the University campus, including any necessary surface survey and test excavation; b) identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010); c) undertake consultation with Aboriginal people and document this consultation in accordance with Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW); d) the significance of cultural heritage values of Aboriginal people who have a cultural association with the land e) identify, assess and document all impacts on the Aboriginal cultural heritage values; f) demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes; and g) where impacts are unavoidable, outline measures proposed to mitigate impacts.	Pre-Operation	Obtain a copy of the ACHAR	Copy of the ACHAR
D6	Any objects recorded as part of the ACHAR must be documented and notified to OEH.	Pre-Operation	TBC	TBC
D7	Any measures identified in the ACHAR to avoid or mitigate Aboriginal cultural heritage impacts and to conserve Aboriginal cultural heritage values must be adopted and the development modified to address these recommendations prior to occupation of the building.	Pre-Operation	TBC	TBC
Post-construction Dilapidation Report				
D8	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:			
D8(a)	to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.	Pre-Operation	Obtain copy of the post construction delapidation report	Copy of the post construction delapidation report
D8(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:	Pre-Operation	Obtain the copy of the submission of the above to the PCA	Record of the submission to the PCA
D8(b)(i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Pre-Operation	Obtain confirmation from PCA that the dilapidation reports have been compared	Copy of confirmation

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
D8(b)(ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Pre-Operation	Obtain written confirmation from the Council regarding that there are no structural damages to their infrastructure or roads.	Records of the written confirmation.
D8 (c)	to be forwarded to Council.	Pre-Operation	Obtain copy of the above submission forwarded to Council	Copy of the submission and the transmittal to Council.
Protection of Public Infrastructure				
D9	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
D9(a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Pre-Operation	TBC	TBC
D9(b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Pre-Operation	TBC	TBC
Utilities and Services				
D10	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Pre-Operation	Obtain the Compliance Certificate for the water and sewer servicing under the section 73	Copy of the Compliance Certificate
Works as Executed Plans				
D11	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Pre-Operation	Obtain copy of transmittal of WAE to PCA	Copy of transmittal of WAE to PCA
Mechanical Ventilation				
D12	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:			
D12(a)	the BCA;	Pre-Operation	Obtain the Compliance Certificate by the installer and the BCA Certification on the design of the mechanical ventilation system	Copy of the BCA Certificate
D12(b)	AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;	Pre-Operation	Obtain the Certification compliance to the AS1668.2	Copy of the Occupation Certificate
D12(c)	the development consent and any relevant modifications; and	Pre-Operation	Obtain the PCA Acceptance Statement on the design of the mechanical ventilation system	Copy of the Occupation Certificate
D12(d)	any dispensation granted by the NSW Fire Brigade.		Track for any dispensation granted by the NSW Fire Brigade	Copy of the dispensation granted by the NSW Fire Brigade (if any)
Road Damage				
D13	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Pre-Operation	TBC	TBC
Fire Safety Certification				
D14	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.	Pre-Operation	Obtain a copy of the Fire Safety Certificate	Copy of the Fire Safety Certificate
Structural Inspection Certificate				
D15	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: 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.	Pre-Operation	Obtain copy of the certificates and transmittals to PCA and Council	Copy of the certificates and transmittals to PCA and Council
Compliance with Food Code				
D16	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Pre-Operation	Obtain the Certificate for the kitchen, food storage and food preparation areas that they have been fitted in accordance with the AS 4674 Design	Copy of the Certificate for the kitchen, food storage and food preparation areas compliance with the AS 4674 Design
Stormwater Quality Management Plan				
D17	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:			
D17(a)	maintenance schedule of all stormwater quality treatment devices;	Pre-Operation	Obtain a copy of the Stormwater Operation and Maintenance Plan	Copy of the SOMP
D17(b)	record and reporting details;	Pre-Operation	Obtain a copy of the Stormwater Operation and Maintenance Plan	Copy of the SOMP
D17(c)	relevant contact information; and	Pre-Operation	Obtain a copy of the Stormwater Operation and Maintenance Plan	Copy of the SOMP
D17(d)	Work Health and Safety requirements.	Pre-Operation	Obtain a copy of the Stormwater Operation and Maintenance Plan	Copy of the SOMP
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Pre-Operation	Obtain copy of the SOMP submission to PCA	Copy of the submission and the transmittal to the PCA.
Rainwater Harvesting				

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Pre-Operation	Obtain copy of the Rainwater re-use plan and the submission to the PCA	Copy and the transmittal for the Rainwater re-use plan to the PCA
Warm Water Systems and Cooling Systems				
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Pre-Operation	Obtain Compliance Certificate for the warm water and cooling systems.	Copy of the Compliance Certificate for the warm water and cooling systems.
Outdoor Lighting				
D21	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:			
D21(a)	comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Pre-Operation	Obtain Compliance Certificate	Copy of the Certificate
D21(b)	be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Pre-Operation	Obtain Compliance Certificate and the submission to the PCA	Copy of the Compliance Certificate and the transmittal to the PCA
Signage				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Pre-Operation	Obtain confirmation from FDC that the signage has been installed	Copy of confirmation
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Pre-Operation	Obtain confirmation from FDC that the signage has been installed	Copy of confirmation
D24	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Pre-Operation	Obtain confirmation from FDC that the signage has been installed	Copy of confirmation
Operational Waste Management Plan				
D25	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:			
D25(a)	detail the type and quantity of waste to be generated during operation of the development;	Pre-Operation	Obtain and review the WMP	Copy of the WMP and the transmittal to the PCA
D25(b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	Pre-Operation	Obtain and review the WMP	Copy of the WMP and the transmittal to the PCA
D25(c)	detail the materials to be reused or recycled, either on or off site; and	Pre-Operation	Obtain and review the WMP	Copy of the WMP and the transmittal to the PCA
D25(d)	include the Management and Mitigation Measures included in the Response to Submissions.	Pre-Operation	Obtain and review the WMP	Copy of the WMP and the transmittal to the PCA
Validation Report				
D26	The Applicant must prepare a Validation Report for the development. The Validation Report must:		Obtain a copy of the Validation Report	Copy of the Validation Report
D26(a)	be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;	Pre-Operation	Confirm that report has been prepared by an environmental engineer	Copy of the Validation Report
D26(b)	be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;	Pre-Operation	Obtain copy of transmittal to the EPA, DPE and PCA	Copy of transmittal
D26(c)	be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)	include, but not be limited to:	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(i)	comment on the extent and nature of the remediation undertaken;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(ii)	describe the location, nature and extent of any remaining contamination on site;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(iii)	sampling and analysis plan and sampling methodology;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(iv)	results of sampling of treated material, compared with the treatment criteria;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(v)	details of the volume of treated material emplaced within any containment cell and its location;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(vi)	results of any validation sampling, compared to relevant guidelines/criteria;	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(vii)	discussion of the suitability the remediated areas for the intended land use; and	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
D26(d)(viii)	any other requirement relevant to the project.	Pre-Operation	Obtain a copy of the Validation Report	Copy of the Validation Report
Site Audit Report and Site Audit Statement				
D27	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Pre-Operation	Obtain and review the Site Audit Statement and a Site Audit Report	Copy of the Statement and the Report
D28	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's <i>Guidelines for the NSW Site Auditor Scheme</i> (3 rd Edition) 2017.	Pre-Operation	Obtain and review submission to the PCA	Copy of the transmittal to PCA
Landscaping				
D29	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:			
D29(a)	detail the species to be planted on-site;	Pre-Operation	Obtain a copy of the LMP and the submission and the acceptance by the PCA	Copy of the LMP and PCA acceptance
D29(b)	describe the monitoring and maintenance measures to manage revegetation and landscaping works;	Pre-Operation	Obtain a copy of the LMP and the submission and the acceptance by the PCA	Copy of the LMP and PCA acceptance
D29(c)	be consistent with the Applicant's Management and Mitigation Measures in the Response to Submissions; and	Pre-Operation	Obtain a copy of the LMP and the submission and the acceptance by the PCA	Copy of the LMP and PCA acceptance

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
D29(d)	provide for the planting of 338 trees.	Pre-Operation	Obtain a copy of the LMP and the submission and the acceptance by the PCA	Copy of the LMP and PCA acceptance
D30	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Pre-Operation	Obtain a copy of the LMP and the submission and the acceptance by the PCA	Copy of the LMP and PCA acceptance
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	TBC	TBC
E1(b)	operated in a proper and efficient manner.	Operation	TBC	TBC
Operational Noise Limits		Operation	TBC	TBC
E2	The Applicant must ensure that the hours of use of the student bar (u-bar) are limited to between 12pm and 8pm Monday to Friday.	Operation	TBC	TBC
E3	Windows and doors to the student bar (u-bar) must be closed whilst operational in the evening.	Operation	TBC	TBC
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.	Operation	TBC	TBC
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. 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	TBC	TBC
Unobstructed Driveways and Parking Areas			TBC	TBC
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	TBC	TBC
Outdoor Lighting			TBC	TBC
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	TBC	TBC
Fire Safety Certificate			TBC	TBC
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	TBC	TBC
Ecologically Sustainable Development			TBC	TBC
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	TBC	TBC
Landscaping			TBC	TBC
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	TBC	TBC
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			TBC	TBC
Written Incident Notification Requirements			TBC	TBC
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
WIN 2	Written notification of an incident must:		TBC	TBC
WIN 2(a)	identify the development and application number;	All phases	TBC	TBC
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
WIN 2(c)	identify how the incident was detected;	All phases	TBC	TBC
WIN 2(d)	identify when the applicant became aware of the incident;	All phases	TBC	TBC

Unique (ID)	Compliance Requirement	Development Phase	Monitoring methodology	Evidence and comments
WIN 2(e)	identify any actual or potential non-compliance with conditions of consent;	All phases	TBC	TBC
WIN 2(f)	describe what immediate steps were taken in relation to the incident;	All phases	TBC	TBC
WIN 2(g)	identify further action(s) that will be taken in relation to the incident; and	All phases	TBC	TBC
WIN 2(h)	identify a project contact for further communication regarding the incident.	All phases	TBC	TBC
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
WIN 4	The Incident Report must include:		TBC	TBC
WIN 4(a)	a summary of the incident;	All phases	TBC	TBC
WIN 4(b)	outcomes of an incident investigation, including identification of the cause of the incident;	All phases	TBC	TBC
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
WIN 4(d)	details of any communication with other stakeholders regarding the incident.	All phases	TBC	TBC