



Macquarie University Central Courtyard Redevelopment Independent Environmental Audit No. 2



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

Audit Reference:	AQ1257.02
Audit Organisation:	FDC Construction & Fitout
Auditors:	Annabelle Tungol, Lead Auditor, AQUAS Luis Garzon, Auditor, AQUAS
Date of Audit:	6 February 2020
Draft Report Submitted:	25 February 2020
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This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 27/02/2020

Reviewed by:

LUIS GARZON
Environmental Auditor

Date: 27/02/2020

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1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Project Details	5
2.3 Audit Team	6
2.4 Audit Objectives	7
2.5 Audit Scope	7
2.6 Audit Period	7
3. Audit Methodology	8
3.1 Approval of Auditors	8
3.2 Audit scope development	8
3.3 Audit Process	8
3.3.1 Opening Meeting	8
3.3.2 Conduct of Audit	8
3.3.3 Closing Meeting	8
3.4 Interviewed Persons	8
3.5 Details of Site Inspection	9
3.6 Consultation	9
3.7 Audit Compliance Status Descriptors	9
4. Document Review	10
5. Audit Findings	11
5.1 Assessment of Compliance	11
5.2 Notices, Incidents and Complaints	11
5.3 Previous Audit Findings and Recommendations	12
5.4 Audit Findings and Recommendations	13
5.5 Audit Site Inspection	13
5.6 Suitability of Plans and the EMS	14
5.7 Key Strengths	14
Appendices	
Appendix A. Auditors Approval by Planning Secretary	15
Appendix B. Audit Attendance Sheet	16
Appendix C. Independent Audit Declaration Form	17
Appendix D. Audit Checklist and Audit Findings	19
Appendix E. Audit Photos	56
Appendix F. Consultation Records	62

1. Executive Summary

This audit was completed to assess the environmental controls established by FDC Construction and Fitout Pty Ltd (FDC), against the requirements of State Significant Development (SSD) 8755 Condition C39 for the Macquarie University Central Courtyard Redevelopment Project. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Luis Garzon – Auditor) on 6th February 2020. This audit covered the applicable conditions of Part A, Part B and Part C of the SSD 8755.

The audit provided a positive result, showing that the project is generally compliant to the conditions of SSD 8755 with the following key strengths noted:

- Ongoing implementation of environmental controls at the site e.g. erosion and sedimentation controls, dust management, traffic controls, waste management, etc.;
- Continuing implementation of the Construction Environmental Management Plan and sub plans;
- Consultations with the stakeholders, community and sensitive receivers were well managed;
- Construction Compliance Reporting;
- Good systems for records keeping.

The audit identified 2 conditions that were non-compliant, i.e. conditions A2 and C44. One opportunity for Improvement was raised for condition C40. The details of the non-compliances and opportunities for improvement can be found in Section 5.4 of this report. Attention to these by Macquarie University is recommended to attain full compliance with SSD 8755 and continually improve the environmental performance of the development.

2. Introduction

2.1 Background

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

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

Project Manager Capital Insight (CI) has engaged AQUAS to undertake this second independent environmental audit on 6th February 2020. The audit was conducted during the construction phase of the project in compliance with the following SSD Conditions:

Condition C36

No later than two weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. The program was submitted by CI on 7th May 2019 via email to compliance@planning.nsw.gov.au, subject reference “SSD 8755 Condition C36”.

Condition C39

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

- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.2 Project Details

Project Name:	Macquarie University Central Courtyard Redevelopment
Project Application No.:	SSD 8755
Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park NSW 2113
Project Phase:	Construction
Project Activity Summary:	Works at 1CC: <ul style="list-style-type: none">– In ground services and slabs on ground are now complete.– The mezzanine structure is complete.– Ground floor structure is progressing with the remaining pour scheduled to be poured in the next week. Precast Panels to the last Core of Ground Floor to be completed in coming weeks.

- Level 1 structure has commenced with 1 of 4 pours complete and 2 more due to be poured in the next 2 weeks.
- Stripping of formwork has commenced on the lower ground floor in preparation for services rough ins and block walls to commence.
- Structural steel and brickwork to the lower levels will commence in the coming month.

Works at R1 & R2:

- In ground services and all Lower Ground floor slabs are complete.
- Ground Floor (suspended level) is complete and the remaining level 1 PT deck is due to be poured soon. The Ultra-floor structure has now advanced to level 2. Formwork stripping has commenced to LG areas where permitted.
- The substation external structure is complete with internal slabs/ masonry underway.
- The majority of the HV conduits have now been installed, ready to commence HV fit out works upon completion of the internal slabs. Earthing has been installed.
- Pod bathrooms are currently in manufacture and have commenced installation with the structure.
- Typical window façade is currently in manufacture with the first level of windows due onsite in February.
- GF apartment rooms are due to commence services rough in and initial fit out works soon.
- The Prototype Room has commenced and is currently awaiting joinery & window installation.
- Residential courtyard interface works with 18 Wally's Walk has commenced. This includes backfilling to the shoring wall and undertaking final civil works to the residential courtyard.

Works at Central Courtyard:

- Detail Excavation to Stratavault Areas have been completed.
- Underground Services progressing well.
- Combined services trench has been completed and connection to existing tunnel complete.
- Preparation for concrete pours to Western side and E7 Interface underway.
- Paving to footpaths has commenced.

2.3 Audit Team

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

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

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

2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the SSD 8755 Cl. C39, and in accordance with the following:

- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.5 Audit Scope

The scope of this audit comprised auditing of compliance with SSD 8755 conditions, including the following:

- Review of implementation of management plans, including:
 - MUCCP Construction Environmental Management Plan Revision F (Rev B), 28/01/20 and Sub-Plans
 - MUCCP Communication and Stakeholder Plan Rev E, 26/11/19
 - MUCCP Waste Management Plan Rev D, 26/11/19,
 - Aboriginal Cultural Heritage Management Plan Ver. 4, 29th April 2019
- Site inspection conducted on 6th February 2020
- Review the environmental performance of the project based on the previous audit results
- Review of environmental records
- Interview of site personnel, and
- Consultation with stakeholders.

2.6 Audit Period

This was the second independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works from 19th September 2019 to 6th February 2020 only.

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

3. Audit Methodology

3.1 Approval of Auditors

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

3.2 Audit scope development

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

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 6th February 2020 at 8:05am with CI, FDC project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

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

3.3.2 Conduct of Audit

Audit activities included the following:

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

3.3.3 Closing Meeting

The closing meeting was held on 6th February 2020 at 2:00pm with representatives of CI, FDC and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

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

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Anthony Hurst	FDC	Site Operations Manager
Damon Malek	FDC	Project Director
Simon Friend	FDC	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 8:15am on 6th February 2020, with AQUAS auditors and representatives from FDC. No issues were identified during the site inspection. Refer to details of the inspection in section 5.5 of this report and site photos in **Appendix E**.

3.6 Consultation

Communications were sent in advance of the audit to relevant personnel at the Department of Planning Industry and Environment, as well as Macquarie University and the Ryde Council to request feedback about the project and highlight any areas for review by AQUAS during the audit. Responses were received, however no specific focus areas were provided for this audit.

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

3.7 Audit Compliance Status Descriptors

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

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the above descriptors, there were Opportunities of Improvement (OFI) identified during this audit.

4. Document Review

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

- MUCCP Construction Environmental Management Plan Revision F (Rev B), 28/01/2020 – and Sub-Plans
- MUCCP Communication and Stakeholder Plan Rev E, 26/11/19
- MUCCP Waste Management Plan Rev D, 26/11/19
- Aboriginal Cultural Heritage Management Plan Ver. 4, 29/04/19
- Project Flocking Register No. 25
- Water Quality Investigation Results by Safe Work & Environments, 27/09/19
- FDC email 9/11/19 sent to Capital Insight FDCF-GCOR-006673 via Aconex with a Noise Report
- Email C. Criziotis (FDC) to the Certifier dated 31/01/2020 with updated CEMP
- Crown Cert CRO-18156 of 17/10/19 by Blackett Maguire & Goldsmith covering Stage 5a CC2 for 1CC
- Crown Cert CRO-18154 of 17/10/19 by Blackett Maguire & Goldsmith covering Stage 5b CC2 for R1 & R2
- Construction Noise & Vibration Management Plan Ver. D, 17/12/19
- Capital Insight Construction Compliance Report 13 November 2019
- Email 15/11/19 from E. Wallace to Planning with submission of the Compliance Report
- Aconex correspondence CI to AQUAS of 18/10/19 with comments to the Independent Environmental Audit Report Draft
- Noise & Vibration Monitoring Results
- Compactor Roller SN 0000332KGN018815 – Mobile Plant Induction, 30/01/20
- Plant Risk Assessment WMS010-F01 of 24/09/2019
- Work safety at heights MSMG237A M.G. Shears of 27/09/11
- EWP trained operator 208725 M.G. Shears of 11/02/03
- Noise monitoring in Weekly Site Inspection form, dated 29/01/20
- Spreadsheet with raw data for “Vibration – E7B Plant” for 22/05/19 10:40am-10:59am
- Monthly Report by Truth About Trees dated 29/19/19
- Dumped Waste Report for 1-31 December 2019
- Material Classification by ERM dated 6/11/19 (Doc. S010049)
- Email by B. Dubois from ERM to FDC on 3/02/2020 regarding UF9 Results – ACM finds
- Authorisation letter by C. Mathieson from Planning, dated 19/12/19 regarding date extension for Independent Environmental Audit
- Macquarie University Central Courtyard Redevelopment Independent Environmental Audit Report, AQUAS 18/10/19

5. Audit Findings

This audit was completed to assess the implementation of CEMP and environmental controls established by FDC against the requirements of SSD 8755. The audit confirmed that FDC has implemented its Environmental Management Plan and mitigation measures to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	86
Non-Compliant	2
Not Triggered	25
Total Requirements	113

5.1 Assessment of Compliance

The audit determined that FDC has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	26	Compliant 13
		Non-compliant 1
		Not Triggered 12
Part B – Prior to commencement of Construction	39	Compliant 36
		Non-Compliant 0
		Not Triggered 3
Part C – During Construction	48	Compliant 37
		Non-Compliant 1
		Not Triggered 10

5.2 Notices, Incidents and Complaints

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

A Complaints Register is in place where complaints details will be recorded including resolution reached. The complaints register in the Macquarie University project website had one complaint recorded on 23 October 2019 about dust south of the Chancellery. As a corrective measure the contractor increased the frequency of water truck wetting down the haul road to the Central Courtyard. The corrective action appears to have been effective for dust reduction.

5.3 Previous Audit Findings and Recommendations

Previous audit findings and recommendations were reviewed as part of the audit, as follows:

Finding No.	SSD Condition	Audit Finding	Follow up Comments	Status
Non-Compliance-01	A2. Terms Of Consent.	Based the non-compliance of condition C37, condition A2 (a) is non-compliant.	To address this non-compliance for future audits, Capital Insight has scheduled the next compliance audit with AQUAS within the six-month timeframe (January 2020). The non-compliance NC-02 was addressed. Therefore this non-compliance will also be closed.	Closed 06/02/2020
Non-Compliance-02	C37. Independent Environmental Audit. (a) Initial construction Independent Audit	The initial independent audit was not conducted within 8 weeks of commencement of construction, as per modified requirement of Table 1 of the Independent Audit Post Approval Requirements.	C.I. noted that the first audit was delayed so that substantial works had commenced for the audit to be meaningful. To address this non-compliance for future audits, Capital Insight has scheduled the next compliance audit with AQUAS within the six-month timeframe (January 2020). Note: the request for audit date extension to 6/02/2020 was granted by DPIE upon AQUAS request. The second audit was conducted on that date.	Closed 06/02/2020
Opportunity for Improvement-01	A23. Monitoring and Environmental Audits.	FDC monitors noise and vibration onsite. 3 noise monitors are installed and 2 vibration monitors in locations as per the plan. Data is being collected and report including exceedances, if any, is to be submitted shortly by the contractor. It was suggested that FDC could establish timeframes for receiving periodic noise and vibration reports. These timeframes should be included in the CEMP.	The CEMP was updated to indicate a frequency of six monthly reporting for noise monitoring results (CNVMP Sec. 6.4.1). Sighted email 9/11/19 sent to Capital Insight FDCF-GCOR-006673 via Aconex with a Noise Report. Updated CEMP was sent to the Certifier, per email of 31/1/2020 by C. Criziotis. Monitoring results were available in the Macquarie University project website.	Closed 06/02/2020
Opportunity for Improvement-02	C28. Disposal of Seepage and Stormwater.	Water goes to the sediment pond, gets flocculated and then discharged to the Macquarie Lake (not to the street stormwater system). It was suggested that FDC consider preparing records of flocculation and discharges to the sediment pond, and maintaining a register.	FDC has implemented a Flocking Register. A "Water Quality Investigation Results" by Safe Work & Environments, dated 27/09/19 was presented.	Closed 06/02/2020

5.4 Audit Findings and Recommendations

The following table summarises the non-compliance and opportunities for improvement identified during the audit. Refer to the attached Appendix D for full details of findings including notes.

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
Non-Compliance-01	A2. Terms Of Consent The development may only be carried out: <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS and Response to Submissions; in accordance with the approved plans, as referenced in the SSD 8755. 	Based on the non-compliance of condition C44, this condition A2 (a) is non-compliant.
Non-Compliance-02	C44. Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	The proponent has failed to notify the Department in writing within 7 days about the non-compliances raised during the initial Independent Environmental Audit conducted in September 2019. These were reported to CI on 18 October 2019 and only notified to the Department on 8 November 2019, which is more than 7 days. Recommendation: It is recommended to make notification of any future non-compliances within seven days of becoming aware of them.
Opportunity for Improvement-01	C40. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ol style="list-style-type: none"> review and respond to each Independent Audit Report prepared under condition C39 of this consent; submit the response to the Department and the Certifying Authority; and 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. 	The Construction Compliance Report by Capital Insight dated 13 November 2019 only included response to the non-compliances identified in the Independent Environmental Audit Report of 18/09/19. Recommendation: It is recommended that response to the identified Opportunities for Improvement is also included to ensure that recommendations were considered for continual improvement and to mitigate potential failure of the system/control.

5.5 Audit Site Inspection

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

- Site access was stabilised and no dust/mud tracking on the road;

- Traffic controls were in place;
- Erosion and sedimentation controls i.e. sediment fences installed around the site boundary, stockpiles covered, sediment basin in good condition and enough capacity, pit drains closed and covered;
- Site signage was in place;
- Waste management e.g. segregation was implemented;
- Noise and vibration monitoring was conducted as per the management plan;
- Chemicals management e.g. fuel stored in bunded area;
- Suitable use of plant and equipment with operator's tickets and logbook in place;
- Tree protection installed; and
- Good housekeeping

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

5.6 Suitability of Plans and the EMS

The CEMP and sub-plans were generally well implemented and compliant with the requirements of the Development Consent.

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

5.7 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 8755 is satisfactorily met with the following key strengths noted:

- Ongoing implementation of environmental controls at the site e.g. erosion and sedimentation controls, dust management, traffic controls, waste management, etc.;
- Continuing implementation of the Construction Environmental Management Plan and sub plans;
- Well managed consultations with the stakeholders, community and sensitive receivers;
- Suitable Construction Compliance Reporting;
- Good systems for records keeping.

Appendix A. Auditors Approval



Contact: Alfamid Hussain
Phone: 02 9274 6456
Email: compliance@planning.nsw.gov.au

Capital Insight Pty Limited
76 Berry Street
NORTH SYDNEY NSW 2060

6 May 2019

Attn: Ms Elisabeth Wallace

**Macquarie University – Central Courtyard Precinct Redevelopment (SSD 8755)
2019 Independent Environmental Audit – Condition C35**

Dear Ms Wallace,

I refer to your email correspondences dated 24 and 30 April 2019 seeking the agreement of the Planning Secretary of the Department of Planning and Environment (**Department**) for of Ms Nilda Soto, Mr Luis Garzon, Ms Annabelle Tungol and Ms Anna Maria Munoz to undertake an independent environmental audit of the Central Courtyard Precinct Redevelopment.

In accordance with Schedule 2, Condition C35 of SSD 8755 and the *Independent Audit Post Approvals Requirements* dated June 2018 (**IAPAR**), the Department has reviewed your request. The Secretary agrees to Ms Soto undertaking the audit as the principal auditor with Mr Garzon, Ms Tungol and Ms Munoz assisting Ms Tungol. Please note that this is conditional upon Ms Soto, Mr Garzon, Ms Tungol and Ms Munoz being independent from the project.

The Independent Audit must be prepared, undertaken and finalised in accordance with the IAPAR.

Should you have any further enquiries about this matter, please contact Alfamid Hussain on (02) 9274 6456 or compliance@planning.nsw.gov.au.

Yours sincerely




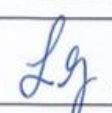

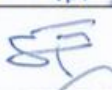


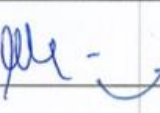


Chris Mathieson
Team Leader – Compliance (Metro)
As the Secretary's nominee

Appendix B. Audit Attendance Sheet

Audit Attendance Sheet

PROJECT: Macquarie University CCP AUDIT No.: #2
 AUDITEE: FDC Constructions LEAD AUDITOR: Annabelle Tungol
 MEETING LOCATION: C-1. Office
 OPENING MEETING DATE AND TIME: 6/02/2020 8:05
 CLOSING MEETING DATE AND TIME: 6/02/2020

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Annabelle Tungol	AQUAS	Auditor		
Luis Garzon	Aquas	Auditor		
Anthony Hurst	FDC	Site Operations Manager		
Simon Friend	FDC	Project Manager		
Mike Taylor	Capital Insight	PM		
Liz Wallace	Capital insight	PM		

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form


Project Name:	Macquarie University Central Courtyard Redevelopment
Consent Number:	SSD 8755
Description of Project:	Macquarie University Central Courtyard Redevelopment project – comprising remediation works, construction of a multi-storey building to accommodate a Student Hub, two student accommodation buildings, landscaped central courtyard, etc.
Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park, NSW 2113
Proponent:	Macquarie University
Title of Audit:	Independent Environmental Audit
Date:	6 th February 2020

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project neither as an employer/employee, a business partner, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services to the project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Independent Audit Declaration Form

Project Name:	Macquarie University Central Courtyard Redevelopment
Consent Number:	SSD 8755
Description of Project:	Macquarie University Central Courtyard Redevelopment project – comprising remediation works, construction of a multi-storey building to accommodate a Student Hub, two student accommodation buildings, landscaped central courtyard, etc.
Project Address:	Macquarie University, 73 Talavera Road, Macquarie Park, NSW 2113
Proponent:	Macquarie University
Title of Audit:	Independent Environmental Audit
Date:	6 th February 2020

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project neither as an employer/employee, a business partner, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services to the project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating																																																																																														
1.0			SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS																																																																																																	
1.1	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Environmental controls measures in accordance with the CEMP and Subplans were in place in order to minimise harm to the environment; examples sighted during the review of SSD conditions noted in this checklist.		Compliant																																																																																														
1.2	A	A2	Terms Of Consent The development may only be carried out:		Non-Compliance NC-01: Based on the non-compliance of condition C44, item (a) of this condition is non-compliant.	Non-Compliant																																																																																														
1.3	A	A2 (a)	in compliance with the conditions of this consent;	One non-compliance was identified for condition C44.																																																																																																
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;	No specific directions, other than SSD.																																																																																																
1.5	A	A2 (c)	generally in accordance with the EIS, Response to Submissions and Supplementary Information;	No specific directions, other than SSD.																																																																																																
1.6	A	A2 (d)	in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural Drawings prepared by architectus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>S5a-1_CC-AR-DA-NA-001</td><td>A</td><td>Site Plan – Demolition</td><td>22.11.2017</td></tr><tr><td>S5b-1_CC-AR-DA-NA-003</td><td>B</td><td>Site Plan</td><td>06.10.2017</td></tr><tr><td>S5a-1_CC-AR-TS-B1-100</td><td>K</td><td>GA Plan – Basement Level Lower</td><td>16.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-B1-101</td><td>J</td><td>GA Plan – Basement Level Upper</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-GR-102</td><td>K</td><td>GA Plan – Ground Level</td><td>16.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-GR-103</td><td>J</td><td>GA Plan – Ground Level Ceiling Void</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-DA-L1-104</td><td>B</td><td>DA Plan – Level 01</td><td>05.10.2017</td></tr><tr><td>S5a-1_CC-AR-DA-L2-105</td><td>B</td><td>DA Plan – Level 02</td><td>05.10.2017</td></tr><tr><td>S5a-1_CC-AR-TS-L3-106</td><td>K</td><td>GA Plan – Level 03</td><td>18.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-L4-107</td><td>J</td><td>GA Plan – Roof Plan</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-300</td><td>E</td><td>GA Elevations – North</td><td>18.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-301</td><td>D</td><td>GA Elevations – East</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-302</td><td>D</td><td>GA Elevations – South</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-303</td><td>D</td><td>GA Elevations – West</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-310</td><td>D</td><td>GA Section A-A</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-311</td><td>D</td><td>GA Section B-B</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-312</td><td>D</td><td>GA Section C-C</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-313</td><td>D</td><td>GA Section D-D</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-TS-NA-314</td><td>D</td><td>GA Section E-E</td><td>09.07.2018</td></tr><tr><td>S5a-1_CC-AR-DA-NA-300</td><td>B</td><td>GFA Plans</td><td>05.09.2018</td></tr><tr><td>S5b-1-CC-AR-TS-B1-100</td><td>D</td><td>Overall Plan – Basement</td><td>20.07.2018</td></tr><tr><td>S5b-1-CC-AR-TS-GR-102</td><td>E</td><td>Overall Plan – Ground Level</td><td>24.08.2018</td></tr></table>	Architectural Drawings prepared by architectus				Dwg No.	Rev	Name of Plan	Date	S5a-1_CC-AR-DA-NA-001	A	Site Plan – Demolition	22.11.2017	S5b-1_CC-AR-DA-NA-003	B	Site Plan	06.10.2017	S5a-1_CC-AR-TS-B1-100	K	GA Plan – Basement Level Lower	16.07.2018	S5a-1_CC-AR-TS-B1-101	J	GA Plan – Basement Level Upper	09.07.2018	S5a-1_CC-AR-TS-GR-102	K	GA Plan – Ground Level	16.07.2018	S5a-1_CC-AR-TS-GR-103	J	GA Plan – Ground Level Ceiling Void	09.07.2018	S5a-1_CC-AR-DA-L1-104	B	DA Plan – Level 01	05.10.2017	S5a-1_CC-AR-DA-L2-105	B	DA Plan – Level 02	05.10.2017	S5a-1_CC-AR-TS-L3-106	K	GA Plan – Level 03	18.07.2018	S5a-1_CC-AR-TS-L4-107	J	GA Plan – Roof Plan	09.07.2018	S5a-1_CC-AR-TS-NA-300	E	GA Elevations – North	18.07.2018	S5a-1_CC-AR-TS-NA-301	D	GA Elevations – East	09.07.2018	S5a-1_CC-AR-TS-NA-302	D	GA Elevations – South	09.07.2018	S5a-1_CC-AR-TS-NA-303	D	GA Elevations – West	09.07.2018	S5a-1_CC-AR-TS-NA-310	D	GA Section A-A	09.07.2018	S5a-1_CC-AR-TS-NA-311	D	GA Section B-B	09.07.2018	S5a-1_CC-AR-TS-NA-312	D	GA Section C-C	09.07.2018	S5a-1_CC-AR-TS-NA-313	D	GA Section D-D	09.07.2018	S5a-1_CC-AR-TS-NA-314	D	GA Section E-E	09.07.2018	S5a-1_CC-AR-DA-NA-300	B	GFA Plans	05.09.2018	S5b-1-CC-AR-TS-B1-100	D	Overall Plan – Basement	20.07.2018	S5b-1-CC-AR-TS-GR-102	E	Overall Plan – Ground Level	24.08.2018	The nominated Certifier is Blackett Maguire & Goldsmith. The Certification includes Stage 5a BCACC1 (multi storey 1CC Student Hub building) and 5b BCA R1 & R2 (2 student accommodation buildings). Blackett Maguire & Goldsmith has certified that the building works have been designed in accordance with the BCA as per Schedules 1 to 5 which are included in the Certificates: Crown Certificate CRO-18125, dated 20/05/19 – Stage 5a BCACC1 for 1CC & Certificate CRO-18123, dated 20/05/19 – Stage 5b BCACC1 for R1 & R2. New evidence: Presented Cert CRO-18156 of 17/10/19 by BM+G covering Stage 5a CCC2:
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Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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South</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-304</td><td>D</td><td>Elevations – R2 East</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-305</td><td>D</td><td>Elevation – R2 West</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-306</td><td>D</td><td>Elevations – R2 North South</td><td>17.08.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-311</td><td>C</td><td>Building Section R1</td><td>09.07.2018</td></tr><tr><td>S5b-1-CC-AR-TS-NA-312</td><td>C</td><td>Building Section R2</td><td>09.07.2018</td></tr><tr><td>S5b-1-CC-AR-DA-NA-A-901</td><td>A</td><td>Area Schedule – GFA</td><td>29.09.2017</td></tr><tr><td colspan="4">Landscape Drawings prepared by ASPECT Studios</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>ALL-MCCP-LA-DA-B1-100</td><td>A</td><td>MASTER PLAN Basement Lower Level [Parkland]</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-GR-102</td><td>A</td><td>MASTER PLAN Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-NA-001</td><td>A</td><td>MASTER PLAN Overall</td><td>18/10/17</td></tr><tr><td>ALL-MCCP-LA-DA-NA-002</td><td>A</td><td>MASTER PLAN Section Markers</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-GR-102</td><td>A</td><td>Central Courtyard Landscape Plan – Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-001</td><td>A</td><td>Central Courtyard Landscape Plan [Overall]</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-200</td><td>A</td><td>Central Courtyard Sections</td><td>18/10/17</td></tr><tr><td>S_2-CCPD-LA-DA-NA-201</td><td>A</td><td>Central Courtyard Sections</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-B1-100</td><td>A</td><td>1_CC Landscape Plan – Basement Lower Level [Parkland]</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-GR-102</td><td>A</td><td>1_CC Landscape Plan – Ground Level [Courtyard]</td><td>18/10/17</td></tr><tr><td>S5a-1_CC-LA-DA-NA-001</td><td>A</td><td>1_CC Landscape 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3	24.08.2018	S5b-1-CC-AR-TS-L4-106	D	Overall Plan – Level 4	24.08.2018	S5b-1-CC-AR-TS-L5-107	D	Overall Plan – Level 5	24.08.2018	S5b-1-CC-AR-TS-L6-108	C	Overall Plan – Level 6	09.07.2018	S5b-1-CC-AR-TS-NA-300	D	Elevation – R1 East	17.08.2018	S5b-1-CC-AR-TS-NA-301	D	Elevation – R1 West	17.08.2018	S5b-1-CC-AR-TS-NA-302	D	Elevations – R1 North	17.08.2018	S5b-1-CC-AR-TS-NA-303	C	Elevations – R1 South	17.08.2018	S5b-1-CC-AR-TS-NA-304	D	Elevations – R2 East	17.08.2018	S5b-1-CC-AR-TS-NA-305	D	Elevation – R2 West	17.08.2018	S5b-1-CC-AR-TS-NA-306	D	Elevations – R2 North South	17.08.2018	S5b-1-CC-AR-TS-NA-311	C	Building Section R1	09.07.2018	S5b-1-CC-AR-TS-NA-312	C	Building Section R2	09.07.2018	S5b-1-CC-AR-DA-NA-A-901	A	Area Schedule – GFA	29.09.2017	Landscape Drawings prepared by ASPECT Studios				Dwg No.	Rev	Name of Plan	Date	ALL-MCCP-LA-DA-B1-100	A	MASTER PLAN Basement Lower Level [Parkland]	18/10/17	ALL-MCCP-LA-DA-GR-102	A	MASTER PLAN Ground Level [Courtyard]	18/10/17	ALL-MCCP-LA-DA-NA-001	A	MASTER PLAN Overall	18/10/17	ALL-MCCP-LA-DA-NA-002	A	MASTER PLAN Section Markers	18/10/17	S_2-CCPD-LA-DA-GR-102	A	Central Courtyard Landscape Plan – Ground Level [Courtyard]	18/10/17	S_2-CCPD-LA-DA-NA-001	A	Central Courtyard Landscape Plan [Overall]	18/10/17	S_2-CCPD-LA-DA-NA-200	A	Central Courtyard Sections	18/10/17	S_2-CCPD-LA-DA-NA-201	A	Central Courtyard Sections	18/10/17	S5a-1_CC-LA-DA-B1-100	A	1_CC Landscape Plan – Basement Lower Level [Parkland]	18/10/17	S5a-1_CC-LA-DA-GR-102	A	1_CC Landscape Plan – Ground Level [Courtyard]	18/10/17	S5a-1_CC-LA-DA-NA-001	A	1_CC Landscape Plan [Overall]	18/10/17	S5a-1_CC-LA-DA-NA-200	A	1_CC Sections	18/10/17	S5a-1_CC-LA-DA-NA-201	A	1_CC Sections	18/10/17	S5b-1_CC-LA-DA-B1-100	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-GR-102	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-NA-001	A	R1 – R2 General Arrangement	18/10/17	S5b-1_CC-LA-DA-NA-200	A	R1 – R2 Sections	18/10/17	S5b-1_CC-LA-DA-NA-201	A	R1 – R2 Sections	18/10/17	S5b-1_CC-LA-DA-NA-202	A	R1 – R2 Sections	18/10/17	“Structure, services, façade and external works only, associated with the construction of multi-storey 1CC Student Hub building...” and Cert CRO-18154 of 17/10/19 by BM+G covering Stage 5b CCC2: “Structure, services, façade and external works only, associated with the construction of two student accommodation buildings – known as R1 & R2...”		
S5b-1-CC-AR-TS-L1-103	D	Overall Plan – Level 1	24.08.2018																																																																																																																																																							
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ALL-MCCP-LA-DA-GR-102	A	MASTER PLAN Ground Level [Courtyard]	18/10/17																																																																																																																																																							
ALL-MCCP-LA-DA-NA-001	A	MASTER PLAN Overall	18/10/17																																																																																																																																																							
ALL-MCCP-LA-DA-NA-002	A	MASTER PLAN Section Markers	18/10/17																																																																																																																																																							
S_2-CCPD-LA-DA-GR-102	A	Central Courtyard Landscape Plan – Ground Level [Courtyard]	18/10/17																																																																																																																																																							
S_2-CCPD-LA-DA-NA-001	A	Central Courtyard Landscape Plan [Overall]	18/10/17																																																																																																																																																							
S_2-CCPD-LA-DA-NA-200	A	Central Courtyard Sections	18/10/17																																																																																																																																																							
S_2-CCPD-LA-DA-NA-201	A	Central Courtyard Sections	18/10/17																																																																																																																																																							
S5a-1_CC-LA-DA-B1-100	A	1_CC Landscape Plan – Basement Lower Level [Parkland]	18/10/17																																																																																																																																																							
S5a-1_CC-LA-DA-GR-102	A	1_CC Landscape Plan – Ground Level [Courtyard]	18/10/17																																																																																																																																																							
S5a-1_CC-LA-DA-NA-001	A	1_CC Landscape Plan [Overall]	18/10/17																																																																																																																																																							
S5a-1_CC-LA-DA-NA-200	A	1_CC Sections	18/10/17																																																																																																																																																							
S5a-1_CC-LA-DA-NA-201	A	1_CC Sections	18/10/17																																																																																																																																																							
S5b-1_CC-LA-DA-B1-100	A	R1 – R2 General Arrangement	18/10/17																																																																																																																																																							
S5b-1_CC-LA-DA-GR-102	A	R1 – R2 General Arrangement	18/10/17																																																																																																																																																							
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S5b-1_CC-LA-DA-NA-201	A	R1 – R2 Sections	18/10/17																																																																																																																																																							
S5b-1_CC-LA-DA-NA-202	A	R1 – R2 Sections	18/10/17																																																																																																																																																							
1.7	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No specific directions have been provided by the Planning Secretary, apart from the SSD conditions.		Not Triggered																																																																																																																																																				
1.8	A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this																																																																																																																																																							

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			consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.9	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.10	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies were reported with the documentation in condition A2(c).		Not Triggered
1.11	A	A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	SSD 8755 is dated 18/04/2019 and the works have already commenced.		Not Triggered
1.12	A	A6	This consent does not approve retail fit-out. Separate approvals for the retail fit-outs, must be obtained for this use, if required by the EP&A Act.	Individual tenants will undertake their own fit-out. Not part of FDC, but part of SSD. This condition will be triggered later.		Not Triggered
1.13	A	A7	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation, i.e. <i>P6, Dv8A: C198 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property</i>	BCA Compliance shown through the Crown Certificates by Blackett Maguire & Goldsmith ref. CRO-18123 & CRO-18125, dated 20/05/19 Signage was in place.		Compliant
1.14	A	A8	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes have occurred.		Not Triggered

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1.15	A	A9	Long Service Levy For work costing \$25,000 or more, a Long Service levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Presented FDC Construction (NSW) P/L - Levy Receipt No. 00379876 of 9/5/19 for D.A. SSD8755, Levy payment form No. 0357095.		Compliant
1.16	A	A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No advices or notices so far.		Not Triggered
1.17	A	A11	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Consultation matters from Council and TfNSW have been incorporated in the CEMP and relevant Sub Plans.		Compliant
1.18	A	A11 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and	Consultation carried out with Ryde Council and TfNSW, e.g. - emails in CTMP and Soil & Water MP (see the CEMP).		
1.19	A	A11 (b)	provide details of the consultation undertaken including:			
1.20	A	A11 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
1.21	A	A11 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	For public infrastructure, consultation undertaken with the Macquarie University, they own the infrastructure, e.g. interface meetings, project control meetings and precinct meetings (monthly). Sighted <ul style="list-style-type: none"> – Meeting minutes for 12/9/19, Project Interface Meeting 24. – Precinct meeting 12/08/19, attended by FDC, CI and University. – Memo of Macquarie Uni to CI dated 01/05/19, re: “Macquarie University Communications provision”. – Memo of Macquarie Uni to CI dated 14/05/19 Re: “MU Water provisions” and , 1/05/19 Re: “MU Gas provisions”. – Ausgrid letter dated 21/11/18 Re: “Electricity Network Connection Application at: Culloden Rd. Macquarie Park” – certified design No. 1119191/20181102. – Aboriginal Cultural Heritage Management Plan Rev. 4, 29/04/19 		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				prepared by Extent Heritage Advisors – Appendix 1 includes Consultation for Heritage.		
1.22	A	A12	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	No staging has been proposed for the project.		Not Triggered
1.23	A	A12 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);			
1.24	A	A12 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.25	A	A12 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.26	A	A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging has been proposed for the project.		Not Triggered
1.27	A	A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	CEMP Updated – latest version was Revision F (Rev B) of 28/01/2020.		Compliant
1.28	A	A15	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans	Presented Construction Demolition Management Plan Rev. A 16/05/19 – included in the CC 1CC - item 32. Email to certifier 16/05/19 Subject: RE: MUCCP - 1CC - Submission 01.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.			
1.29	A	A16	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Sighted Design Certificate from SCP dated 29/04/19 - Structural Adequacy is included. Also sighted Crown Certificate CRO-18125, dated 20/05/19 – Stage 5a BCACC1 for 1CC, and Crown Certificate CRO-18123, dated 20/05/19 – Stage 5b BCACC1 for R1 & R2.		Compliant
1.30	A	A17	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Architectural Design Statement by Architectus dated 23/08/19 noting there is no ACP specified internally or externally in the C10A (1CC) Building.		Compliant
1.31	A	A18	Student Beds A total of 342 student beds are approved as part of this consent.	Sighted letter from Architectus dated 23/08/19 stating that Architectural drawings submitted for Crown Certificate 2 includes total of 342 student beds as per DA condition.		Compliant
1.32	A	A19	Restrictions on Use - Accommodation Residents accommodated within the facility during the university semester periods must be students that are enrolled at the University, staff employed by the University and/or other persons affiliated or connected with the University (which may include visiting academics or students).	This condition for occupation will trigger during operational stage.		Not Triggered
1.33	A	A20	Residents accommodated within the facility outside the university semester periods must either meet the criteria in condition A19 or be attending, or affiliated with, University events or activities.	This condition for occupation will trigger during operational stage.		Not Triggered
1.34	A	A21	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	No identified changes in the referenced guidelines.		Not Triggered

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1.35	A	A22	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	As above. No directions from Planning noted regarding compliance with updated guidelines.		Not Triggered
1.36	A	A23	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	FDC ensures that asbestos fibres are monitored. Evidence presented: Safe Work and Environments – Control Air Monitoring for Asbestos Fibres Results dated 23 July 2019, NATA certified. Sighted Asbestos Clearance Certificate No 06 by ERM dated 05.09.2019. FDC monitors noise and vibration onsite. 3 noise monitors are installed and 2 vibration monitors in locations as per the plan. Data is being collected and report including exceedances if any is to be submitted shortly. FDC undertakes monthly QSE audits, e.g. – Monthly Site Audit 04, 3/9/19 – has an environmental component; and weekly inspections, e.g. – Weekly Site Inspection dated 27/08/19. No incidents, no non-compliances, no other external environmental audits. In response to Opportunity for Improvement OFI-01 of 18/09/19 Independent Audit, FDC included six-monthly reporting of monitoring results in CNVMP Ver. D 17/12/19. Reports were published in Macquarie University project website.		Compliant

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.37	A	A24	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Information published in the Macquarie University website, in the "About" section – Campus Development Plan – Central Courtyard Precinct. It includes:		Compliant
1.38	A	A24 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	<ul style="list-style-type: none"> – General Information, summary of the project status – in Project Info – Contact details – in Central Courtyard News & Updates section – Drawings and Plans (original DA drawings) – Development Consent – Aboriginal Cultural Heritage MP – Compliance Program – Independent Audit Program – CEMP and other plans – Pre-Construction Compliance Report – Construction Compliance Report Nov19 – Complaints Register – Independent Environmental Audit – Noise & Vibration Monitoring Results – Compliance Report 1 Response 		
1.39	A	A24 (a) (i)	the documents referred to in condition A2 of this consent;			
1.40	A	A24 (a) (ii)	all current statutory approvals for the development;			
1.41	A	A24 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;			
1.42	A	A24 (a) (iv)	regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;			
1.43	A	A24 (a) (v)	a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;			
1.44	A	A24 (a) (vi)	a summary of the current stage and progress of the development;			
1.45	A	A24 (a) (vii)	contact details to enquire about the development or to make a complaint;			
1.46	A	A24 (a) (viii)	a complaints register, updated monthly;			
1.47	A	A24 (a) (ix)	audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;			
1.48	A	A24 (a) (x)	any other matter required by the Planning Secretary; and	FDC's employees and its subcontractors are inducted on elements of the Development Consent Conditions. Additionally, these Conditions of Consent are included in the Subbies Tender Packages. , e.g.		Compliant
1.49	A	A24 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
1.50	A	A25	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			consent relevant to activities they carry out in respect of the development.	sighted onscreen Mechanical Services Tender documentation in Aconex "Central Courtyard", with list of documents, including SSD 8755 Conditions Employees have to know about the conditions to be able to manage them by the subcontractors.		
1.51	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Presented FDC Register of Licences/ Permits/ Approvals; includes Crown Certificate 1CC, Power Connection, Trade Waste. Sighted permits and SWMS, e.g. <ul style="list-style-type: none"> – Harness permit – 21/8/19 for Amphitheatre by Panthers D&W to strip concrete tank. – Hot Works Permit – contractor Matt Dalley Demo, for works on Lincoln Building from 26-31/08/19 approved by J.R. FDC. – Excavation Permit – contractor Chalouhi, date 9/09/19 for piling platform/ bulk excavation. – A-Frame Ladder Permit – contractor Angus Bide, date 21-22/08/19, approved by HP FDC. – Safe Work Method Statement for High Risk Construction Work – Formworks Rev 2 16.08.2019 		Compliant
2.0			PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1	B	B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Commencement on 21/05/19 - As per email sent by FDC to Planning (M. Fu) on 14/05/19, Subject: "SSD 8755 Condition B1 - Notice of Commencement of Physical Work"		Compliant
2.2	B	B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48	No staged construction for this project		Not Triggered

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			hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
2.3	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Design Compliance certificate by D. Templeton of SCP - 29/04/19, with list of all the drawings; Crown Certificate 1CC by BM&G includes the drawings 20/05/19. Updated new Crown Certificates dated 17/10/19, refer condition A2 (d).		Compliant
2.4	B	B3 (a)	the relevant clauses of the BCA; and			
2.5	B	B3 (b)	this development consent.			
2.6	B	B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Sighted FDC Letter (Builders Certification) dated 16/05/19 to BM+G about this condition. CC 1CC & R1-R2 also provided.		Compliant
2.7	B	B5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Letters by BM+G sent to the Director-General at Planning, dated 20/05/19, Ref No. SSD 8755, with Crown Certificates for 1CC (item 31) and for R1- R2 (item 28).		Compliant
2.8	B	B6	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:			Compliant
2.9	B	B6 (a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to diversion, protection and support of the affected infrastructure;	As per condition A11. Sighted – meeting minutes for 12/9/19, Project Interface Meeting 24 Macquarie Uni. – precinct meeting 12/08/19, attended by FDC, CI and University. – water 14/05/19, gas 1/05/19 (Memo from Macquarie Uni to CI “MU Gas Provisions”); Ausgrid 21/11/18 certified design.		

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2.10	B	B6 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Sighted Dilapidation Survey Report by James Townsend, dated 5/05/19. Includes roads, gutters, floors, other surrounding areas.		
2.11	B	B6 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Email sent to Planning 15/05/19 including Dilapidation Report for review Dilapidation report included in CC 1CC item 4; Email to Council 9/05/19.		
2.12	B	B7	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> dated 7 March 2019 prepared by Geo-Logix.	Sighted the Remediation Action Plan. Actions included the remediation of hydrocarbons.		Compliant
2.13	B	B8	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the residential, open space and commercial/industrial land uses and be provided to the satisfaction of the Certifying Authority.	Remediation Works were still ongoing. Contractor is taking samples and carrying out investigations.		Not Triggered
2.14	B	B9	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Part of the CEMP Rev D 29/04/19, prepared prior to commencement of earthworks. Sighted email from FDC to Planning – 25/06/19 Re: “SSD8755 – MUCCP Department Conditions” with unexpected contamination procedure; Reply email acknowledgement from Planning (M. Fu) 25/6/19 “RE: SSD8755 – MUCCP Department Conditions”.		Compliant
2.15	B	B10	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Sighted Memo from Macquarie Uni to CI 01/05/19 – “MU Gas Provisions”; others sighted as part of consultation (A11).		Compliant
2.16	B	B11	Prior to the commencement of above ground works written advice must be obtained from the Ausgrid, an approved	Sighted Letter from Ausgrid 21/11/2018 Re: “Electricity Network Connection		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Application at: Culloden Rd. Macquarie Park" – certified design No. 1119191/20181102. Memo from Macquarie University D. Mc Lyskey to E. Wallace (Capital Insight) dated 01.05.2019 stating that no authority approvals are required for communication provision – sighted		
2.17	B	B12	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment - State Significant Development Application ESD Report</i> prepared by Arup dated 20 October 2017 to target a minimum 5 Star Green Star rating.	Waste Management Plan Section 8 describes Ecologically Sustainable Development. Sighted letter from Northrop 16/05/19 Ref. 182418-SEL01-1 noting engagement for ESD. Letter from Pro Electrical – energy efficiency. Ref. 7938/DS-CC2-2, of 19/08/19. Hydraulic Services – design intent certification by MGP. Letter from Austral Air to the certifier – certificate of design for mechanical services, dated 23/08/19. Included in the Crown Certificate 1CC.		Compliant
2.18	B	B13	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Sighted letter from the electrical subcontractor Northrop, dated 16/05/19, statement of compliance about outdoor lighting. Submitted to BM+G - 1CC.		Compliant
2.19	B	B14	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority	CC for 1CC has approval of Morris Goding Access Letter of 10/07/2018. Morris Goding Access Consulting - Letter dated 28/08/19 - certifying the design is in accordance with normal		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	disability access practice meeting requirements of the BCA and relevant Australian Standards. Morris Goding Access Consulting – Access Review Design Development 10.07.2018		
2.20	B	B15	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Management Plans meet the requirements, e.g.		Compliant
2.21	B	B15 (a)	detailed baseline data;	– CEMP Sec. 3.3 Legal requirements		
2.22	B	B15 (b)	details of:	– CNVMP Sec. 3.1 contains details of EPA construction noise guidelines		
2.23	B	B15 (b) (i)	the relevant statutory requirements (including any relevant approval licence or lease conditions);	– CEMP Sec. 3.5 Monitoring - refers to performance against environmental objectives		
2.24	B	B15 (b) (ii)	any relevant limits or performance measures and criteria; and	– CEMP Sec. 3.11 Environmental Actions and Monitoring Table contains details of Environmental Actions, Controls and Criteria		
2.25	B	B15 (b) (iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures:	– CEMP Sec. 3.5 refers to monitoring activities		
2.26	B	B15 (c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	– CEMP Sec. 3.2.4 refers to monitoring of suppliers performance		
2.27	B	B15 (d)	a program to monitor and report on the:	– CEMP Sec. 3.8 refers to Incident Investigation & Reporting		
2.28	B	B15 (d) (i)	impacts and environmental performance of the development;	– Communication & Stakeholder Plan includes management of site incidents		
2.29	B	B15 (d) (ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	– CEMP Sec. 3.5 refers to inspections and task observations as means for promoting improvement.		
2.30	B	B15 (e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	– CEMP Sec. 3.9 refers to process for management of non-conformances.		
2.31	B	B15 (f)	a program to investigate and implement ways to improve the environmental performance of the development over time;			
2.32	B	B15 (g)	a protocol for managing and reporting any:			
2.33	B	B15 (g) (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)			

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.34	B	B15 (g) (ii)	complaint;			
2.35	B	B15 (g) (iii)	failure to comply with statutory requirements; and			
2.36	B	B15 (h)	a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
2.37	B	B16	Construction Environmental Management Plan A Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	MUCCP Construction Environmental Management Plan – Rev D, dated 16/05/19. Updated Plan sighted – Revision F (rev B) of 28/01/2020.		Compliant
2.38	B	B16 (a)	Details of:	-		
2.39	B	B16 (a) (i)	hours of work;	Sec. 1.8		
2.40	B	B16 (a) (ii)	24-hour contact details of site manager;	Sec. 2.3		
2.41	B	B16 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Sec. 3.11 under "Dust Generation"; "Odours" has controls.		
2.42	B	B16 (a) (iv)	stormwater control and discharge;	Sec. 3.11 & Soil & Water MP		
2.43	B	B16 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Sec. 3.11 & Soil & Water MP		
2.44	B	B16 (a) (vi)	groundwater management plan including measures to prevent groundwater contamination;	Sec. 3.11 & Soil & Water MP		
2.45	B	B16 (a) (vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and	Sec. 1.9		
2.46	B	B16 (a) (viii)	community consultation and complaints handling;	Sec 3.6.2		
2.47	B	B16 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);	Appendix 4.1		
2.48	B	B16 (c)	Construction Noise and Vibration Management Sub-Plan (see condition B19);	Appendix 4.2		
2.49	B	B16 (d)	Construction Waste Management Sub-Plan (see condition B20);	Appendix 4.3		
2.50	B	B16 (e)	Construction Soil and Water Management Sub-Plan (see condition B21);	Appendix 4.4		
2.51	B	B16 (f)	Flood Emergency Response (see condition B22);	Appendix 4.5		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.52	B	B16 (g)	an unexpected finds protocol for contamination and associated communications procedure	Sec. 3.2.3		
2.53	B	B16 (h)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	Waste Management Plan		
2.54	B	B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	CEMP Approved as part of CC for 1CC - item 26, and CC for R1-R2 - item 35. Copy sent to Planning, per BM+G correspondence dated 20/05/19 to the Director- General, Ref No. SSD 8755, with Crown Certificates for 1CC and for R1 & R2.		Compliant
2.55	B	B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:			Compliant
2.56	B	B18 (a)	be prepared by a suitably qualified and experienced person(s);	Prepared by S. Wellman of PTC - Card No. 0043738209, Exp 7/5/20		
2.57	B	B18 (b)	be prepared in consultation with TfNSW Sydney Coordination Office and Council;	Sighted evidence of consultation, e.g. – email from Ryde Council 15/05/19 to FDC, ref. "RE: MU FDC Construction SSD8755 CTPMSP" noting the review of the CTPMSP Ver. R9 and comments. – email from TfNSW Coordination Office to FDC, ref. "RE: Macquarie University Development Consent SSD 8755", of 16/05/19 with endorsement of the CPTMT that was provided by FDC.		
2.58	B	B18 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	5.9 Traffic Control Measures		
2.59	B	B18 (d)	detail heavy vehicle routes, access and parking arrangements on the campus;	5.7 Construction vehicle routes		
2.60	B	B18 (e)	construction worker parking impact and detail measures to minimise impacts on the surrounding road network, including	5.14 Staff parking		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			50 temporary car parking spaces on campus for construction workers and a shuttle bus service to encourage public transport use;			
2.61	B	B18 (f)	detail any interim construction routes, including adopting the alternative access arrangement utilising Epping Road/Culloden Road during the operation of the Station Link services or as otherwise agreed with the TfNSW Sydney Coordination Office;	Metro is complete and Link services finished.		
2.62	B	B18 (g)	detail construction program;	5.4 Construction Process		
2.63	B	B18 (h)	cumulative construction impacts of projects, including Sydney Metro Northwest and Station Link services;	5.12 Cumulative Effect of Adjacent Developments - Metro and Link finished		
2.64	B	B18 (i)	include a Driver Code of Conduct to:	Section 5.21 Driver Code of Conduct & Attachment 4		
2.65	B	B18 (i) (i)	minimise the impacts of earthworks and construction on the local and regional road network;			
2.66	B	B18 (i) (ii)	minimise conflicts with other road users;			
2.67	B	B18 (i) (iii)	minimise road traffic noise; and			
2.68	B	B18 (i) (iv)	ensure truck drivers use specified routes;			
2.69	B	B18 (j)	include a program to monitor the effectiveness of these measures; and	No complaints received regarding traffic		
2.70	B	B18 (k)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	No traffic changes have occurred that affect residents		
2.71	B	B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Sighted Construction Noise & Vibration Management Plan, Report No. 19160 Ver. C of May 2019, prepared by Acoustics and Air		Compliant
2.72	B	B19 (a)	be prepared by a suitably qualified and experienced noise expert;	Acoustic and Air		
2.73	B	B19 (b)	describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	CNVMP Sections 6 CNV management process, and 7 noise & vibration control methods		
2.74	B	B19 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMP Section 5.3 discussion of noise & vibration impacts		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.75	B	B19 (d)	include strategies that have been developed with the community for managing high noise generating works;	CNVMP Section 6.1 community consultation		
2.76	B	B19 (e)	describe the community consultation undertaken to develop the strategies in condition B19(d); and	CNVMP Section 6.1 community consultation. Consultation undertaken with the community (the University), e.g. sighted email trail between CI and FDC, Re: Noise & Vibration Management Plan – consultation” with reference to consultation with the University (dates 16/05/19, 13/05/19, 10/05/19)		
2.77	B	B19 (f)	include a complaints management system that would be implemented for the duration of the construction.	CNVMP Section 6.2 - Response to Complaints. No complaints received so far.		
2.78	B	B20	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Sighted Construction Waste Management Plan Rev. C, dated 13/05/19		Compliant
2.79	B	B20 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	CWMP Section 10 - table with material types, estimated volumes, proposed reuse/ recycling. Sighted Dumpit Bins Waste Reports with waste streams, quantities (tonnes), destination and any non-recycled waste sent to landfill, e.g. – June 2019 – total 1.17t, 1.17t recycled, and 0.0t to landfill. – July 2019 – total 37.12t, 36.29t recycled, and 0.83t to landfill. – August 2019 – total 132.54t, 132.14t recycled, and 0.37t to landfill.		
2.80	B	B20 (b)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	CWMP Section 7 removal of hazardous materials. – Sighted Material Classification Report developed by ERM Rev 01 28/06/19, relates to hydrocarbons; – sighted Breen Resources delivery docket WBT0000416/1 of 02/07/19 with removal of contaminated soil – general solid, Net 29.6ton		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				– sighted email 1/7/19 to Planning notifying that material is being removed		
2.81	B	B21	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Sighted Construction Soil and Water Management Plan SCP Ref. 180122 Rev. D, dated 17/05/19, prepared by SCP Consulting.		Compliant
2.82	B	B21 (a)	be prepared by a suitably qualified expert, in consultation with Council;	Plan by SCP Consulting. There was consultation with Council, e.g. sighted email from Ryde Council (D. Pearse) to FDC dated 7/05/19, Re: “RE: SSD 8755 Macquarie University, Central Courtyard Project - B21 Construction Soil & Water Management Plan”, with comments about the Plan.		
2.83	B	B21 (b)	describe all erosion and sediment controls to be implemented during construction;	CSWMP Sections 2.1 Soil and Water Management Implementation; 2.2 Erosion and Sediment Control.		
2.84	B	B21 (c)	provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the Site);	CSWMP Section 2.2 Erosion and Sediment Control.		
2.85	B	B21 (d)	detail all off-Site flows from the Site; and	CSWMP Section 1.3 site management		
2.86	B	B21 (e)	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	CSWMP Section 1.3 site management refers to 1 in 1-year ARI. Flood Emergency Response Plan refers to 1 in 100-year ARI.		
2.87	B	B22	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Sighted Flood Emergency Response Plan SCP Ref.180122 Rev. C, dated 17/05/19, prepared by SCP Consulting.		Compliant
2.88	B	B22 (a)	be prepared by a suitably qualified and experienced person(s);	SCP Consulting		
2.89	B	B22 (b)	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	Refers to Macquarie Park Floodplain Risk Management Plan (by Bewsher on behalf of City of Ryde) and refined by ARUP during the planning phase of the project.		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.90	B	B22 (c)	include details of:			
2.91	B	B22 (c) (i)	Staging of construction;	Sec. 1.2 states that "works are to be undertaken in a conventional construction sequence and are not proposed to be staged..."		
2.92	B	B22 (c) (ii)	the flood emergency responses for both construction and operation phases of the development;	Section 3 Flood Warning; Section 4 Flood Evacuation		
2.93	B	B22 (c) (iii)	predicted flood levels;	Section 2 Flooding		
2.94	B	B22 (c) (iv)	flood warning time and flood notification;	Section 3.2 Flood Warning notification		
2.95	B	B22 (c) (v)	assembly points and evacuation routes;	Section 3.3 Assembly Location and Refuge Protocol		
2.96	B	B22 (c) (vi)	evacuation and refuge protocols; and	Section 3.3 Assembly Location and Refuge Protocol		
2.97	B	B22 (c) (vii)	awareness training for employees and contractors, and students.	section 5 Flood Awareness Training		
2.98	B	B23	Prior to the commencement of construction works, an Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared and submitted to the Department for approval. The ACHMP must address, but not be limited to, the following:	Aboriginal Cultural Heritage Management Plan (ACHMP) prepared by Extent Heritage Advisors dated June 2019 Rev 5: sighted Approved by NSW Department of Planning and Environment per letter dated 13/05/19, Ref SSD8755 "Condition B23 of Development of Consent for Macquarie University Central Courtyard Redevelopment at 73 Talavera Rd, Macquarie Park".		Compliant
2.99	B	B23 (a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties as identified in the letter titled <i>Central Courtyard Precinct (SSD_8755), Macquarie University: Aboriginal heritage advice</i> prepared by Extent Heritage dated 22 March 2019;	Prepared by Extent Heritage Advisor Consultation Section 5.2		
2.100	B	B23 (b)	processes, timing, and methods for maintaining Aboriginal community consultation through the remainder of the project;	Section 5.2 Consultation		
2.100	B	B23 (c)	detailed review and investigation of the Aboriginal cultural heritage that may be present across the site;	Figure 14 identifies all the test pit locations;		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.102	B	B23 (d)	processes for reviewing, monitoring, and updating the ACHMP as the project progresses, including incorporating any mitigation measures identified in the ACHAR being prepared in accordance with the requirements of condition D5;	Section 6 outlines the methods and procedures (e.g. 6.4 methodology for monitoring)		
2.103	B	B23 (e)	procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during any stage of the works and appropriate procedures for notification and recommencing works;	Section 6.10 unexpected finds procedure		
2.104	B	B23 (f)	protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significance, within the project boundaries, but not subject to salvage excavations;	Section 5.3 Hierarchical Management Actions		
2.105	B	B23 (g)	a requirement for all salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and	RAPs witnessed excavation of test pits - Test excavations		
2.106	B	B23 (h)	a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.	Final Plan 26/06/19.		
2.107	B	B24	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Sighted the Civil Design Report by SCP Sighted Certificate of Compliance Civil/Stormwater produced by SCP dated 13.05.2019. Crown Certificate BM+G 1CC 20/5/19 Item 20.		Compliant
2.108	B	B24 (a)	be designed by a suitably qualified and experienced person(s);			
2.109	B	B24 (b)	be generally in accordance with the conceptual design in the EIS;			
2.110	B	B24 (c)	be in accordance with applicable Australian Standards; and			
2.111	B	B24 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating								
2.112	B	B25	Flood Management Prior to the commencement of construction, the Certifying Authority must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Sighted Addendum Report to Civil Design Report - Section 2.1 addresses the 1% annual exceedance probability flood.		Compliant								
2.113	B	B26	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	Included in CC for 1CC - Item 20, Civil Design Report SCP 13/05/19		Compliant								
2.114	B	B27	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment- State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>Macquarie University Central Courtyard Precinct (MUCCP) Redevelopment - State Significant Development Application Acoustic Report</i> prepared by Arup dated 6 November 2017.	Included in CC 1CC - Item 34. Acoustics Statement of Compliance by Northrop dated 16.05.2019 Ref No SY182418-AUSOC-A.		Compliant								
2.115	B	B28	Biodiversity Prior to any clearing or construction works, the Applicant must retire the class and number of ecosystem credits in the following table to offset the biodiversity impacts of the development. <table><tr><th>Impacted plant community type</th><th>Number of ecosystem credits</th><th>IBRA sub-region</th><th>Plant community type(s) that can be used to offset the impacts from development</th></tr><tr><td>PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney</td><td>1</td><td>Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.</td><td>Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)</td></tr></table>	Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development	PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney	1	Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)	Sighted “Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation” by Macquarie University – BCT Ref. BCF030, dated 16/05/19.		Compliant
Impacted plant community type	Number of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development											
PCT 1845 – Smooth-barked Apple – Red Bloodwood – Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney	1	Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo, or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Any PCT in the Northern Hinterland Wet Sclerophyll Forests (including PCT's 1281, 1845)											

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.116	B	B29	The retirement of credits in condition B28 maybe satisfied by payment to the Biodiversity Conservation Fund (BCF) of an amount equivalent to the class and number of credits, as calculated by the Biodiversity Offsets Payment Calculator.	Evidence of payment as per B28		Compliant
2.117	B	B30	Prior to any clearing or construction works, the Applicant must provide evidence to the Secretary of retirement of the required credit (OEH issued credit retirement report) or payment to the BCF (section 6.33 Statement Confirming Payment into the BCF by the Biodiversity Conservation Trust).	Evidence of payment as per B28		Compliant
2.118	B	B31	Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Sighted email by PTC Consultants sent to Council on 13/05/19 with attached letter notifying the RMS of the intended truck routes.		Compliant
2.119	B	B32	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings - Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Sighted letter from Northrop dated 15/05/19 Reference "Macquarie University – Mechanical Services Statement of Compliance". Letter refers to compliance with AS 1668.2-2012, AS/NZS 3666.1 and BCA. Also approved by Certifier in CC for 1CC, Item 16. Certificate of Design – Mechanical by Australian Air Com dated 23 August 2019		Compliant
2.120	B	B33	Rainwater Harvesting Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Sighted letter "Design Intent Certification: Hydraulic Services" by MGP, Rainwater harvesting included.		Compliant
2.121	B	B34	Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Sighted Design Statement of Intent by SCP Ref 18122, dated 14/05/19. Included in CC for 1CC, Item 35.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.122	B	B34 (a)	all vehicles must enter and leave the Site in a forward direction;			
2.123	B	B34 (b)	the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and			
2.124	B	B34 (c)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.			
2.125	B	B35	Bicycle Parking and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Sighted Letter from Architectus, dated 16/05/19, reference "Macquarie University Student Housing, R1 & R2" covering conditions a, b and c regarding bicycle parking and end-of trip facilities.		Compliant
2.126	B	B35 (a)	the provision of a minimum 68 bicycle parking spaces;	Letter from Architectus, dated 23 August 2019 submitting architectural drawings to FDC for Crown Certificate 2 including 68 bicycle parking spaces.		
2.127	B	B35 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities. - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;	Also FDC Letter of certification to the Certifier, Ref. "Development Consent SSD 8755, DA Conditions A17, B4, B5, B35(d), B35(e)", dated 16/05/19.		
2.128	B	B35 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	Included in CC 1CC, Items 30 and 31.		
2.129	B	B35 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.130	B	B35 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.131	B	B36	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Compliance Monitoring and Reporting Program prepared by Capital Insight Included in CC1, Item22.		Compliant
2.132	B	B37	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Sighted "Compliance Monitoring and Reporting Program for Central		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Courtyard Project SSD 8755 Macquarie University, 1/05/2019. Sighted Compliance Report dated 13/11/19, consistent with the Compliance Reporting Post Approval Requirements document.		
2.133	B	B38	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Pre-Construction Compliance Report published in the Macquarie Uni website. Submission to the Department per email from CI, dated 1/05/19 Ref. "FW: SSD 8755 Compliance Reporting Program condition B36". and to the Certifier. Construction Compliance Report dated 13/11/19 was published in the MU Website. Sighted email 15/11/19 from E. Wallace to Planning with submission of the Compliance Report.		Compliant
2.134	B	B39	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operational stage has not started.		Not Triggered
3.0			PART C - DURING CONSTRUCTION			
3.1	C	C1	Approved Plans On Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Latest revision of Plans available in the site server.		Compliant
3.2	C	C2	Site Notice A site notice(s):	Site Notices sighted onsite remain, with information including:		Compliant
3.3	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	<ul style="list-style-type: none"> - Hours of work - Contact numbers - Certifying authority - Structural Engineer 		

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:	<ul style="list-style-type: none"> - Etc. See photos Appendix E. 		
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted various records of equipment operation and maintenance, e.g. <ul style="list-style-type: none"> - Compactor Roller SN 0000332KGN018815 – sighted Mobile Plant Induction dated 30/1/20; Tradesperson Certificate L. Vassallo issued 14/04/19; Service Sheet 09/06/19; Plant Risk Assessment WMS010-F01 of 24/09/2019. - Plant Register included data on date of mobile, plant type, plant owner, registration date, current hours work and next schedule of maintenance and inspection. - EWP Genie G51932 LR=1977, log book 5/02/2020 to 20/02/2020, Maintenance inspection Report dated 5/02/2020 		Compliant
3.10	C	C3 (a)	maintained in a proper and efficient condition; and			
3.11	C	C3 (b)	operated in a proper and efficient manner.			
3.12	C	C4	Demolition Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified	Presented Construction Demolition Management Plan Rev. A 16/05/19 – included in the CC 1CC - item 32.		Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	Email 16/05/19 Subject: RE: MUCCP - 1CC - Submission 01.		
3.13	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction works are only done during the approved hours. Contractors, including deliveries, are aware of the obligation to comply with working hours. No works carried out of hours – no complaints received.		Compliant
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
3.15	C	C5 (b)	between 8am and 4pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	No out of hours works undertaken so far. No variations have been submitted to Planning.		Not Triggered
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.20	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.22	C	C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not used so far for out of hours works. Would use the Disruption Notice process (DN).		Not Triggered
3.23	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Activities conducted as per the Noise & Vibration Mgt Plan. All activities related to this condition are now completed.		Compliant
3.24	C	C8 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C8 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C8 (c)	9am to 12pm, Saturday.			
3.27	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Six-monthly review of CEMP issued, Rev. F(B) of 28/01/2020.		Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.28	C	C10	Aboriginal Cultural Heritage Management Plan The Applicant must carry out the construction of the development in accordance with the most recent version of the relevant ACHMP.	Activities conducted as per Plan – All investigations done, now only follow the unexpected finds procedure.		Compliant
3.29	C	C11	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.	Vehicles routes per the TMP. All vehicles contained within the site. Currently working on a new vehicle entry location, which will change in the coming weeks.		Compliant
3.30	C	C12	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No ROLs have been required for this Project.		Not Triggered
3.31	C	C13	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Sample of SWMS sighted, e.g. – SWMS For Scaffolding. Sighted FDC SWMS Checklist 19/8/19 reviewed by J. Perri, not comments. Contractor Waco Kwikform Ltd; pg. 17 has signoff by all relevant employees; Task Observation 23/1/2020. – Sighted Heavy vehicle Driver Licence (27/7/22) & Plant Operator licence (Exp. 28/1/22) for operator of Roller – L Vasallo. – Sighted licences for M.G. Shears – High risk work (exp 20/12/22); Work safety at heights MSMG237A of 27/09/11; EWP trained operator 208725 of 11/02/03 etc.		Compliant
3.32	C	C14	Hoarding Requirements The following hoarding requirements must be complied with:	Hoardings observed around the perimeter of the site had no third-party advertising or graffiti. All hoardings installed within private property.		Compliant
3.33	C	C14 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
3.34	C	C14 (b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and			

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.35	C	C14 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.36	C	C15	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Public way was not obstructed. All works are contained within the enclosed site, hence no interaction with public areas.		Compliant
3.37	C	C16	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Works in accordance with the Noise & Vibration Management Plan. One Noise Monitor onsite now, plus manual measurements taken with handheld device during weekly safety walks, e.g. sighted for 29/01/20 in "Weekly Site Inspection".		Compliant
3.38	C	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.	All within working hours. Contractors, including construction vehicles, are aware of the obligation to comply with working hours. No complaints have been received for out of hours works.		Compliant
3.39	C	C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Working within the criteria outlined in the CNVMP. No complaints have been received regarding noise.		Compliant
3.40	C	C19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Working within the criteria outlined in the CNVMP. No complaints have been received regarding noise.		Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.41	C	C20	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	FDC noted that only university buildings are adjacent to the worksite (no residences). The works are managed in accordance with the Noise & Vibration Management Plan Ver. C, 14/05/19 (now updated to Ver. D 17/12/19).		Compliant
3.42	C	C20 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	Sighted results of vibration monitoring, e.g. spreadsheet with raw data for "Vibration – E7B Plant" for 22/05/19 10:40am-10:59am.		
3.43	C	C20 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	There were some exceedances for "human comfort" but none that could affect structures.		
3.44	C	C21	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19	Use of vibratory compactors as per Noise and vibration Management Plan.		Compliant
3.45	C	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 B19 of this consent.	Noise and Vibration Management Plan cite limits per the standards as in conditions C20 and C21.		Compliant
3.46	C	C23	Tree Protection For the duration of the construction works:			Compliant
3.47	C	C23 (a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.	No street trees.		
3.48	C	C23 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	There are a few trees within the site, which are protected. Arborist Consultant undertakes maintenance and protection of trees. Sighted Monthly Report by Truth About Trees dated 29/19/19; the trees to be protected have a fence around them. Some trees that are not necessarily to be maintained at vehicle entrance (photo) will be kept, but one of them has		

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				suffered root damage and may have to be removed. The arborist report certifies that the requirements are being satisfied.		
3.49	C	C23 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the <i>MUCCP Stage 5a & 5b Macquarie University</i> report prepared by Australian Tree Consultant Pty Ltd dated 27 November 2017; and	Trees fenced-off . Refer to item above.		
3.50	C	C23 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Protection measures by arborist – Truth About Trees.		
3.51	C	C24	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Street sweeper observed during site walk, used where necessary – See photo Appendix E;		Compliant
3.52	C	C25	During construction, the Applicant must ensure that:			Compliant
3.53	C	C25 (a)	exposed surfaces and stockpiles are suppressed by regular watering;	Stockpile covered with geofabric, banded.		
3.54	C	C25 (b)	all trucks entering or leaving the site with loads have their loads covered;	Loads in trucks covered. In addition, there is a street sweeper.		
3.55	C	C25 (c)	trucks associated with the development do not track dirt onto the public road network;	Has a cattle grid, wheel wash. The street sweeper is in operation, in particular on days when there is potential for mud (rainy days) or during concrete pours, etc.		
3.56	C	C25 (d)	public roads used by these trucks are kept clean; and	As above, street sweeper in operation.		
3.57	C	C25 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	No land stabilisation required.		
3.58	C	C26	Erosion and Sediment Control All erosion and sediment control measures, must be	Erosion and Sedimentation Management Plan has not changed		Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	(CEMP pg. 142), controls remain as previous.		
3.59	C	C27	Imported Soil The Applicant must:	Has not yet imported any soil. May not be required.		Not Triggered
3.60	C	C27 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			
3.61	C	C27 (b)	keep accurate records of the volume and type of fill to be used; and			
3.62	C	C27 (c)	make these records available to the Certifying Authority upon request.			
3.63	C	C28	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Water goes to the sediment pond, gets flocculated and then discharged to the Macquarie Lake (not to the street stormwater system). FDC noted that sediment pond has greater than prescribed capacity and discharges are rarely required. Presented a Flocking Register for Project No. 25, used for maintaining record of flocculation – per OFI-02 of 18/09/19 Independent Audit. Presented “Water Quality Investigation Results” by Safe Work & Environments 27/09/19.		Compliant
3.64	C	C29	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Unexpected Finds Protocol is in place, but nothing has been found.		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.65	C	C30	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins placed in different locations throughout the site. All waste placed in bins, then taken offsite and classified by the Contractor Dumpit – See photos Appendix E. Sighted Dumpit Waste Report for 1-31 December 2019. Most waste recycled.		Compliant
3.67	C	C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> – Email to Planning Megan Fu on 01.07.2019 in relation to SSD8755 MUCCP Department Conditions, stating that FDC have tested and received waste classification for 2x areas classified as GSW (non-putrescible) as per ERM report attached. – As per FDC Material Classification report 5/7/19 Doc. S009740. <p>Other examples:</p> <ul style="list-style-type: none"> – Some VENM exported, e.g. sighted S143 for VENM 30,000T, Suellen Fitzgerald 13/6/2019 – for general fill; Sighted Material Classification by ERM dated 6/11/19 (Doc. S010049). 		Compliant
3.68	C	C32	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste or spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	As per CEMP. No trucks were sighted transporting waste or excavation spoil on the day of the audit – See condition C25 (b).		Compliant
3.69	C	C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or stormwater system.	Activity is normally being done as per CEMP, e.g. there is a concrete washout bay, sighted during site inspection – see photo Appendix E.		Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.70	C	C34	Handling Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	Asbestos found in the ground; presented map with location and colour coding of stockpiles, e.g. SP15 – red for stockpile to be disposed offsite; SP13 – yellow for ACM detected. Did additional testing for asbestos. Remediation Action Plan developed by Geo-Logix dated 07.03.2019 – sighted. E.g. sighted remediation methodology by ERM dated 5/9/19. Sighted evidence of asbestos removed, e.g. email to Planning (M. Fu), dated 11/07/19 ref. "RE: SSD8755 – MUCCP Department Conditions", regarding waste classification and Bingo Industries acceptance of subject material (SP15). Sighted evidence of asbestos clearance certificate No. 06 by ERM 5/9/19, Ref. 0514553_S009891 for courtyard UF5, UF6. Further evidence: Had some new finds, e.g. sighted email by B. Dubois from ERM to FDC on 3/02/2020 regarding UF9 Results – but all under the 10SQM threshold (land use criteria). ERM was to inspect after material relocation for final clearance.		Compliant
3.71	C	C35	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	AQUAS Auditors approved by Planning – sighted letter from Planning (C. Mathieson) dated 6/05/19, ref. "Macquarie University – Central Courtyard Precinct Redevelopment (SSD 8755) 2019 Independent Environmental Audit – Condition C35".		Compliant
3.72	C	C36	No later than two weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit	Independent Audit Program was submitted 7/5/19, per email from CI to Planning ref. "SSD 8755 Condition C36".		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.			
3.73	C	C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:	a) The initial audit was not carried out within 8 weeks of commencement (Noted that the IPAR document indicates 20 weeks). b) Subsequent audit carried out within six months from the date of the initial audit.		Compliant
3.74	C	C37 (a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and			
3.75	C	C37 (b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.			
3.76	C	C38	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Different times for independent audits have not been required by the Planning Secretary.		Not triggered
3.77	C	C39	Independent Audits of the development must be carried out in accordance with:	The audit has been carried out by AQUAS in accordance with the methodology and Independent Audit Report, as per the Independent Audit Post Approval Requirements (Department 2018). The second audit took place on 6/2/2020 in accordance with the Audit Program (with a date extension, per authorisation letter by C. Mathieson from Planning, dated 19/12/19).		Compliant
3.78	C	C39 (a)	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and			
3.79	C	C39 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			
3.80	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Sighted email from E. Wallace 8/11/19 to Planning and the Certifier with AQUAS Audit and response to audit findings. The response to audit findings was included as part of the Construction Compliance Report Nov19.	Opportunity for Improvement OFI-01: The Construction Compliance Report by Capital Insight dated 13 November 2019 only included response to the non-	Compliant
3.81	C	C40 (a)	review and respond to each Independent Audit Report prepared under condition C39 of this consent;			
3.81		C40 (b)	submit the response to the Department and the Certifying Authority; and			

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.82	C	C40 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	The Construction Compliance Report Nov19 was published in the Macquarie University project website.	compliances identified in the Independent Environmental Audit Report of 18/09/19. It is recommended that response to the identified Opportunities for Improvement is also included to ensure that recommendations were considered for continual improvement and to mitigate potential failure of the system/control if these opportunities were not considered.	
3.83	C	C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operational audits not yet carried out. This may trigger during operational stage.		Not Triggered
3.84	C	C42	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No notifiable environmental incidents have occurred.		Not Triggered
3.85	C	C43	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	As above.		Not Triggered
3.86	C	C44	Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after	2 Non-Compliances were identified as part of the first Independent Environmental Audit of the project – per	Non-Compliance NC-02: The proponent has failed to notify the	Non-Compliant

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Audit Report dated 18/10/2019; However, notification to the Department was not sent within 7 days (done on 8/11/19).</p> <p>It is noted that Capital Insight became aware of this, raised it as a non-compliance and reported it to the Department – as per the Construction Compliance Report Nov19 published in the Macquarie University project website.</p>	Department in writing within 7 days about the non-compliances raised during the initial Independent Environmental Audit conducted in September 2019. Wherein, the proponent were made aware of the non-compliances on 18 October 2019 and only notified the Department on 8 November 2019 which is more than 7 days.	
3.87	C	C45	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	The notification was made via the Construction Compliance Report Nov19, which identified the development, the condition found as non-compliant, the reasons for non-compliance and proposed actions to rectify it.		Compliant
3.88	C	C46	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No notifiable environmental incidents have been raised for the project to date.		Not Triggered
3.89	C	C47	Revision of Strategies, Plans and Programs Within three months of:	<p>The CEMP was Updated – latest version was Revision F (Rev B) of 28/01/2020. Sighted email from C. Griziotis to Planning, Compliance NSW and the Certifier – notifying of the review of the CEMP.</p> <p>Email sent to DPIE and Certifier on 23/01/2020 notifying the review and update of the CEMP and sub-plans.</p>		Compliant
3.90	C	C47 (a)	the submission of a compliance report under condition B36;			
3.91	C	C47 (b)	the submission of an incident report under condition C42;			
3.92	C	C47 (c)	the submission of an Independent Audit under condition C39;			
3.93	C	C47 (d)	the approval of any modification of the conditions of this consent; or			
3.94	C	C47 (e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
3.95	C	C47	the strategies, plans and programs required under this consent must be reviewed, and the Department and the			

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

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Certifying Authority must be notified in writing that a review is being carried out.			
3.96	C	C48	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>As above.</p> <p>Plan sent to the Certifier on 14 & 31/01/20. No comments received.</p>		Compliant

Appendix E. Audit Photos



Photo 1 – Trees preserved at the site next to new entrance being built.



Photo 2 – Sedimentation basin in place with good capacity and controls.



Photo 3 – Skip bins for disposal of waste/ materials. Stockpile was covered.



Photo 4 – Street sweeper in use to avoid mud tracking on the road.

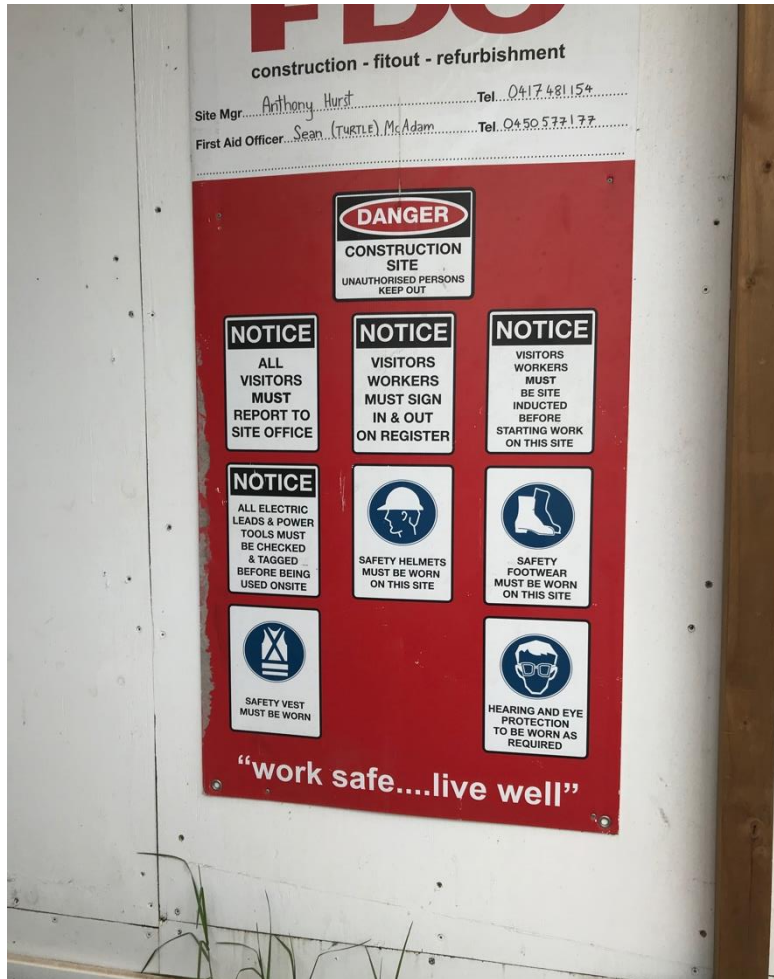


Photo 5 – Site signage.



Photo 6 – Site signage.

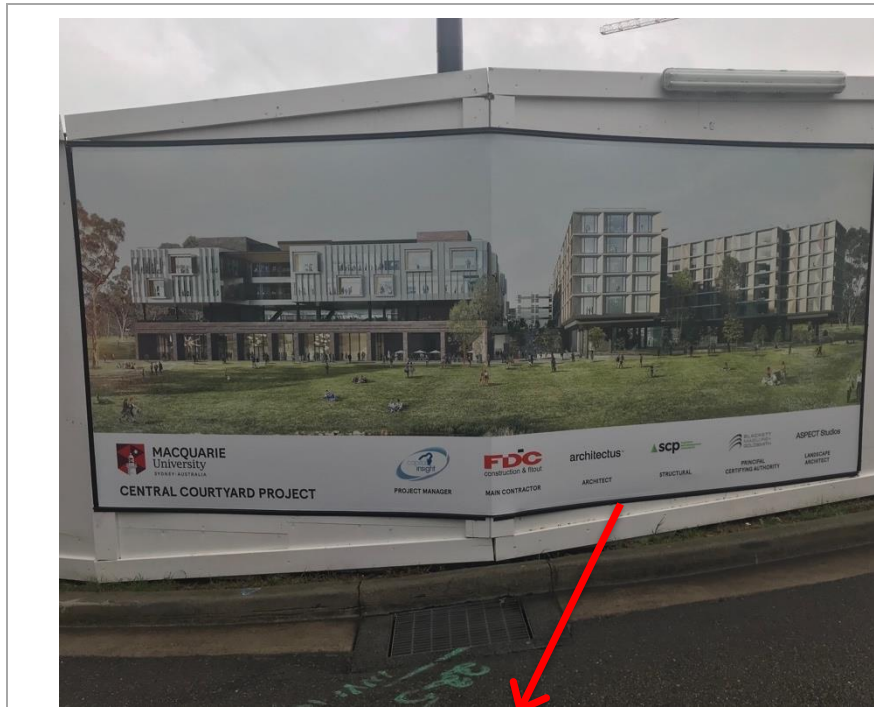


Photo 7 – Site signage.



Photo 8 – Designated concrete washout area.



Photo 9 – Rumble grid in place at site vehicle entrance and wheel washing.



Photo 10 – Spill kit available onsite.



Photo 11 – Overview of current construction works.

Appendix F. Consultation Records

Garzon, Luis

From: Hemantha Jayasekara <HJayasekara@ryde.nsw.gov.au>
Sent: Thursday, 13 February 2020 2:18 PM
To: Garzon, Luis
Subject: RE: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit

Hi Luis, Sorry for the delay of replying to you as I have been trying to consult with the other departments of Council for their requirements, if any. So far, I have not received any further comments in regard to this development, that they want you to address.

As such, I can say that from engineering perspective, we do not have further issues at this time.

Regards
Hemantha

Hemantha Jayasekara
Acting Senior Coordinator Development Engineering Services
DEVELOPMENT ASSESSMENT
P (02) 9952 8231
M 0438 296 337
E HJayasekara@ryde.nsw.gov.au
W www.ryde.nsw.gov.au



Customer Service Centre 1 Pope Street, Ryde (Within Top Ryde City shopping centre)
North Ryde Office Binary Centre, Building 0, Level 1, 3 Richardson Place, North Ryde

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From: Garzon, Luis [<mailto:luis.garzon@aquas.com.au>]
Sent: Tuesday, 4 February 2020 9:55 AM
To: Hemantha Jayasekara
Cc: Michael Taylor (CI)
Subject: FW: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit
Importance: High

Hi Hemantha,

Thank you for your call this morning. Please see below the link to the project page on the Planning Portal, which contains information we discussed about on the phone, including the SSD Development Consent 8755.

<https://www.planningportal.nsw.gov.au/major-projects/project/12506>

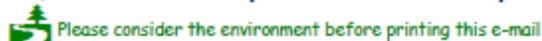
AQUAS has been engaged to conduct independent environmental audits of the project (following the prescribed guidelines, found in <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>). A requirement of the guidelines is that we conduct consultation with the project stakeholders prior to the audit, in case there are any concerns or particular focus areas that can be reviewed during the audit. Below is the email I sent to Daniel Pearse, who triggered an automatic response as he is on long service leave.

The type of feedback we are looking for is anything that the Council considers relevant with regards to environmental controls for the project which may affect the vicinity and surrounding areas, e.g. erosion and sedimentation, flooding, noise and vibration, traffic, management of waste, etc. However, if you think there are no specific concerns, that is also Ok.

Please let me know if you require any further information.

Regards,

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



From: Garzon, Luis
Sent: Monday, 3 February 2020 3:15 PM
To: DPearse@ryde.nsw.gov.au
Cc: Michael Taylor (CI) <Michael.Taylor@capitalinsight.com.au>; Elisabeth Wallace (CI) <Elisabeth.Wallace@capitalinsight.com.au>; Tungol, Annabelle <Annabelle.Tungol@app.com.au>
Subject: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit
Importance: High

Hi Daniel,

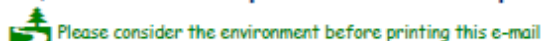
I am writing to advise that AQUAS is about to conduct the second independent environmental audit of the Macquarie University Central Courtyard Redevelopment Project, as a requirement of the Development Consent SSD 8755. The audit will be conducted on Thursday 6th February 2020.

As it was done in the previous audit, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements (June 2018)* Section 3.2, I ask if you have any feedback in relation to the project or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

I note that your feedback for the previous audit was considered and response was included in the Independent Environmental Audit Report dated 18/10/2019, section 3.6.

Thank you and regards,

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

From: Laura Papoulias <Laura.Papoulias@planning.nsw.gov.au>
Sent: Wednesday, 5 February 2020 8:46 AM
To: Garzon, Luis
Subject: RE: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit

Hi Luis,

Thank you for your email. The Department has no specific areas of concern in relation to the project.

If you have any enquiries, please do not hesitate to contact me.

Kind regards,

Laura Papoulias
Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment
T 02 8289 6879 | M 0477 977 069 | E Laura.Papoulias@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
Please direct all email correspondence to compliance@planning.nsw.gov.au
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

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

From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Monday, 3 February 2020 3:16 PM
To: Laura Papoulias <Laura.Papoulias@planning.nsw.gov.au>
Cc: Michael Taylor (CI) <Michael.Taylor@capitalinsight.com.au>; Elisabeth Wallace (CI) <Elisabeth.Wallace@capitalinsight.com.au>; Tungol, Annabelle <Annabelle.Tungol@app.com.au>
Subject: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit
Importance: High

Hi Laura,

I am writing to advise that AQUAS is about to conduct the second independent environmental audit of the Macquarie University Central Courtyard Redevelopment Project, as a requirement of the Development Consent SSD 8755. The audit will be conducted on Thursday 6th February 2020.

As it was done in the previous audit, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements (June 2018)* Section 3.2, I ask if you have any feedback in relation to the project or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

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

From: Garzon, Luis
Sent: Monday, 3 February 2020 3:15 PM
To: Tony Carton
Cc: Michael Taylor (CI); Elisabeth Wallace (CI); Tungol, Annabelle
Subject: Macquarie University Central Courtyard Redevelopment (SSD 8755) - Second Independent Environmental Audit

Importance: High

Hi Tony,

I am writing to advise that AQUAS is about to conduct the second independent environmental audit of the Macquarie University Central Courtyard Redevelopment Project, as a requirement of the Development Consent SSD 8755. The audit will be conducted on Thursday 6th February 2020.

As it was done in the previous audit, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements (June 2018)* Section 3.2, I ask if you have any feedback in relation to the project or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

Luis Garzon | Consultant |
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phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
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Note: No response was received from Macquarie University in relation to the email above.