



**Independent Environmental Audit Report 2 (IA2)
Richard Crookes Constructions Pty Ltd**

Sydney Biomedical Accelerator (SSD-55388456)

Audit Date: 13 March 2026

Morasey Ref: MERIC: 2026200-02

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EXECUTIVE SUMMARY

This report presents the findings of the Independent Environmental Audit (IEA) conducted by Morasey Environment Pty Ltd for the Sydney Biomedical Accelerator (SBA). This audit is the 2nd IEA conducted for the SBA project.

The temporal period covered by the audit is between the date of the site inspection for IEA 1 (IA1) on 16th September 2025 to the date of the site inspection for this IEA 2 (IA2) on 13th March 2026. The environmental performance of the project was assessed at the time of the site inspection.

The details of the Development are as follows:

| | |
|----------------------------|--|
| Application Number: | SSD-55388456 |
| Applicant: | The University of Sydney |
| Consent Authority: | Minister for Planning and Public Spaces |
| Site: | Western Avenue and Cadigal Lane, Camperdown (part Lot 1 DP1171804 and part Lot 1000 DP1159799). |
| Date of Consent: | 19 November 2024 |
| Development: | Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works. |

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD-55388456 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-plans. Specifically, this audit was required to satisfy Conditions C41-C46 of SSD-55388456 which require Independent Audits of the development to be carried out in accordance with the Independent Audit Post Approval Requirements (IAPARs) prepared by the NSW Department of Planning, Housing and Infrastructure (DPHI), dated May 2020.

This Audit has been conducted in accordance with the IAPARs, and AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems. The IAPARs require Independent Audits to be conducted every 26 weeks during Construction, until which time the project becomes operational.

In summary, a total of **167 conditions** were assessed. **One non-compliance** was identified during the audit. **Three Observations** with recommendations for improvement were identified. Four recommendations from the previous audit (IA1) remained open. Positive observations have been reported in **Section 4.7** of this audit report and in commentary documented throughout the audit.

There were no other matters considered relevant by the auditor.

Overall, the Auditees demonstrated a high level of compliance with the Project Approval and associated post-approval documents (management plans, procedures, strategies and construction monitoring programs) that formed a part of the Audit Scope. The level of implementation of these requirements on site was also observed as high, with some opportunities for improvement noted throughout the audit.

The Auditor would like to thank the Auditees for their organisation, cooperation and support during the audit.

Independent Environmental Audit Report 2

Richard Crookes Constructions Pty Ltd

Sydney Biomedical Accelerator (SSD-55388456)

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1. INTRODUCTION

This report presents the findings of the Independent Environmental Audit (IEA) conducted by Morasey Environment Pty Ltd for the Sydney Biomedical Accelerator (SBA) (SSD-55388456). This audit is the 2nd IEA conducted for the SBA project and has been conducted in accordance with the NSW Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements, May 2020 (IAPARs).

The project was approved as State Significant Development (SSD-55388456) on 19th November 2024.

1.1 The Project

1.1.1 Overview

The SBA project involves the construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works. The building will be connected to the University's Health Precinct Redevelopment Stage 1 (the Susan Wakil Health Building) and Royal Prince Alfred Hospital (RPAH) via a link bridge. The project is located at the University of Sydney Camperdown campus, corner of Western Avenue and Cadigal Lane, Camperdown and RPAH campus in the Sydney local government area (LGA).

The project is classified as State significant development (SSD) under section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is a subsequent stage of the approved concept development application for the University's Campus Improvement Program (CIP) concept proposal (SSD-6123) and it is for the purposes of a health, medical or related research facility and has a capital investment value (CIV) greater than \$30 million. Consequently, the Minister is the consent authority for the project under section 4.5A of the EP&A Act. The application is permissible with consent.

The subject site is presented in **Figure 1**.

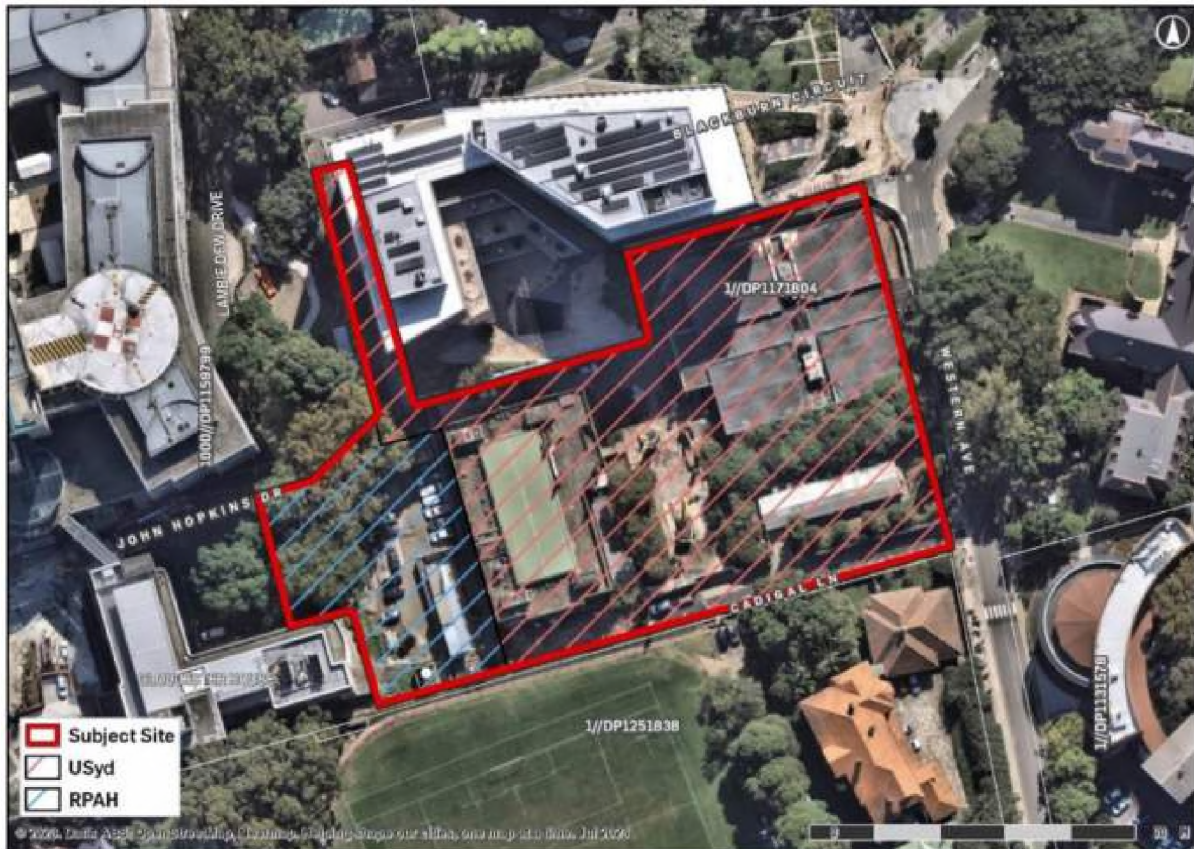


Figure 1: Subject Site (Base Source, EIS)

1.1.2 Planning Approval

Details of the project are as follows:

- Application Number:** SSD-55388456
- Applicant:** The University of Sydney
- Consent Authority:** Minister for Planning and Public Spaces
- Site:** Western Avenue and Cadigal Lane, Camperdown (part Lot 1 DP1171804 and part Lot 1000 DP1159799).
- Date of Consent:** 19 November 2024
- Development:** Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works.

The SBA Project was approved by the Minister for Planning and Public Spaces on 19th November 2024 (SSD-55388456) under section 4.36 of the *Environmental Planning and Assessment Act 1997* (EP&A Act). Construction commenced in 2025 and is expected to be completed in 2028.

1.1.3 Changes to the Project

The following section describes any approved changes to the project since the time of the planning approval (SSD-55388456), within the audit period.

a. Modifications

There was one modification approved within the audit period.

A Section 4.55(1a) Modification Report was prepared by the Applicant for modifications to SSD-55388456. The amendments include removal of the 'bridge link' to the heritage-listed Gloucester House building on the adjacent Royal Prince Alfred (RPA) Hospital site, refinements to the building façade, changes to plant screening, building signage and internal floor plan adjustments.

The Modification of Development Consent (SSD-55388456 MOD-1) was approved, dated 19/11/2025.

b. Other

An Exempt Development Assessment was undertaken by the University of Sydney for the establishment of a temporary loading dock between D01 Bruce William Pavillion and D18 Susan Wakil Health Building to enable the SWHB driveway to be demolished and the SBA construction activities to progress. The scope of works included the following:

The activity was deemed Exempt Development under: *State Environmental Planning Policy (Transport & Infrastructure) 2021*, Chapter 2 Infrastructure, Division 17 Roads and traffic, Subdivision 1 Roads and road infrastructure facilities, Section 2.113 Exempt development, and was approved to proceed.

The activity was also deemed as Exempt Development under: *State Environmental Planning Policy (Transport & Infrastructure) 2021*, Chapter 3. Educational establishments and childcare facilities, Division 4 Exempt Development, and Part 3.5 Universities – specific controls, Section 3.49 Existing Universities – exempt development, and Schedule 5 Exempt Development – general, and was approved to proceed.

1.1.4 Project Staging

The Sydney Biomedical Accelerator Staging Plan R.06, dated 12th December 2025 was prepared and structured to address the requirements of Conditions of Approval (CoA) A13 to A16 of the SSD-55388456 planning approval. The project is set out in seven stages:

- **Stage 1:** Civil works (June-November 2025) including: Stormwater diversion, Bulk earthworks, Shoring
- **Stage 2:** Structure works (July 2025-March 2026) including: Piling, Foundations
- **Stage 3:** Structure works (September 2025-July 2026) including: Substructure, Inground services, Service risers
- **Stage 4:** Structure works (February-September 2026) including: Superstructure (Levels 2-5), Building envelope, Services (horizontal), Masonry
- **Stage 5:** Structure works & façade (April 2026-June 2027) including: Superstructure (remainder), Building envelope, Services (horizontal)
- **Stage 6:** Internal works (May 2026-March 2028) including: Fitout, Services (detail)
- **Stage 7:** External works & landscape (June 2026-May2028) including: Commissioning.

Construction completion and Occupation is scheduled for June 2028.

1.1.5 Audit Period

The temporal period covered by the audit is between the date of the site inspection for IEA 1 (IA1) on 16th September 2025 to the date of the site inspection for this IEA 2 (IA2) on 13th March 2026. The status of site documentation and records was confined in time to between these dates. The environmental performance of the project was assessed at the time of the site inspection on 13th March 2026. The following activities were undertaken during the audit period:

- Bulk excavation
- Shoring and foundation piles
- Detailed excavation
- Commencement of above-ground works, and
- Asbestos remediation works.

1.2 Audit Objectives

The objective of this Independent Audit is to satisfy SSD-55388456 **Condition C41**, which states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE, 2020)

The Independent Audit has been undertaken to meet the requirements of the Independent Audit Post Approval Requirements (IAPARs), which sets out the audit methodology and reporting requirements for the Independent Audit.

1.3 Audit Scope

The Independent Audit comprises of four main parts: Document Review, Verification of Compliance, Assessment of Environmental Performance, and Reporting. This audit covers the period from 16th September 2025 to 13th March 2026 (the 'audit period').

The scope of the Independent Audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- An assessment of compliance with SSD-55388456 Schedule 2, Parts A, B, C and Appendix 2;
- an assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;

- feedback received from the Department, and other agencies and stakeholders on the environmental performance of the Project during the audit period;
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development’s past performance.

1.4 Audit Team and Auditor Approval

In accordance with Condition of Approval (CoA) C41-C46 of SSD-55388456, and Section 3.1 of the Independent Audit Post Approval Requirements (IAPAR), independent audits must only be undertaken by a suitably qualified, experienced and independent auditor; the appointment of the auditor agreed in writing by the Planning Secretary before each audit is commissioned.

Table 1 presents the audit team for SSD-55388456 SBA.

Table 1: Audit Team

| Name & Position | Company | Audit Role | Certification |
|--------------------|-----------------------------|--------------|--|
| Josephine Heltborg | Morasey Environment Pty Ltd | Lead Auditor | Exemplar Global Certified, Principal Auditor, Environmental Management Systems Auditor, (Certificate No. 111000) |

The Audit Team was approved by the Department of Planning, Housing and Infrastructure (the Department | DPHI) in correspondence dated 18th August 2025. The Department’s Letter of Agreement to the Audit Team is included as **Attachment 2** and the Auditor’s Declaration of independence is included as **Attachment 3**.

2. AUDIT METHODOLOGY

The Independent Audit was conducted in a manner consistent with below reference documents and evidence submitted for review during the audit:

- Independent Audit Post Approval Requirements (NSW DPIE, May 2020)
- ISO 14001: 2015 Environmental Management Systems
- AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems

2.1 Audit Planning and Scope Development

The auditee organisations (together referred to as the Auditee/s or Project team) were identified as follows:

- **The Applicant:** University of Sydney
- **The Principal Contractor:** Richard Crookes Constructions Pty Ltd.

Personnel representing the Auditees is identified in **Table 2** below. Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditees
- Confirm the DPHI approved audit team
- Confirm the audit objectives, scope, audit period and indicative audit program, and
- Consult with DPHI on the audit scope.

2.1.1 Agency Consultation

Section 3.2 of the IAPARs requires the auditor to “consult with the Department, who may request that other parties or agencies are consulted, including the Community Consultative Committee chairperson (if one is required for the project), to obtain their input into the scope of the audit”.

The NSW Department of Planning, Housing and Infrastructure (DPHI) and City of Sydney (CoS) were consulted via email on 10th February 2026 to obtain input on the scope of the Independent Audit and confirm any key issues they would like examined, relating to post-approval requirements and compliance.

A summary of the key issues and areas of focus raised by stakeholders during consultation is presented in **Table 2**.

Consultation is also discussed in **Section 4.6** and consultation records are presented in **Attachment 4**.

Table 2: Key issues and areas of focus raised during stakeholder consultation

| Stakeholder | Key Issues | How Addressed including Section Reference |
|-------------|---|---|
| DPHI | Scope consultation correspondence was issued to DPHI on 10 th February 2026. No response was received. | N/A |
| CoS | Scope consultation correspondence issued to CoS on 10 th February 2026. No response was received. | N/A |

The Auditor performed a document review, prepared an Audit Plan and an Initial Request for Information (RFI), which were distributed to the Auditees in preparation for the Independent Audit.

2.2 Auditees

Table 3 identifies the Auditees and other personnel involved in the audit process.

Table 3: Auditees and key personnel

| Organisation | Position | Name | Involvement |
|-------------------------------------|-------------------------|-----------------|--|
| Richard Crookes Constructions (RCC) | Senior Project Engineer | Cameron Smith | Opening meeting, Closing meeting, Site inspection, Interview & provision of evidence |
| RCC | Senior Project Engineer | Nic Vlatko | Closing meeting, interview & provision of evidence |
| University of Sydney | Senior Project Manager | Janani Suseelar | Closing meeting |
| University of Sydney | Project Director | Anthony Murphy | Closing meeting |

2.3 Site Inspection and Meetings

The site inspection, opening and closing meetings were held with Project personnel as identified in **Table 3**. The site inspection was conducted on 13th March 2026 and covered active construction works within the project boundary, and surrounding areas.

Site inspection photos, observations and notes are presented **Section 6**.

The opening meeting was held on site on 13th March 2026. During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

A closing meeting was held remotely (via Teams) with Sydney University and RCC on 1st April 2026. At the closing meeting, preliminary audit findings were presented, including a summary of preliminary Non-compliances, Observations and Recommendations.

2.4 Interviews and verification of evidence

The Independent Audit included the review of publicly available and requested documents, records and registers to evaluate compliance. Interviews with key project personnel were conducted and further documentary evidence was also sought to verify responses provided by Auditees.

Refer to **Section 2.2** for details on the personnel interviewed. Audit interviews and verification of evidence sessions were conducted with the Auditees as follows:

- RCC: 13th March 2026.

In addition to the above, the Auditor requested further information, to obtain evidence that was not accessible on project websites or available during the audit interviews and document reviews/in past RFIs. These requests were provided promptly by the Auditees within required timeframes.

2.5 Generating audit findings

Independent Audit findings were based on verifiable evidence collected and reviewed. The evidence included:

- Correspondence from DPHI and other stakeholders
- Records, documents and specialist reports
- Interviews with relevant personnel
- Figures, plans and photographs
- Site inspection
- Monitoring data and analysis.

Other applicable approvals, permits or Project-specific environmental requirements (as documented within the Audit Table in **Attachment 1**).

2.6 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, as listed in **Table 4**, below:

Table 4: Compliance descriptors from Table 2 of the IAPAR

| 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 during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant. |

Observations and notes have also been made to provide context, and/or identify any opportunities for improvement. This includes positive observations where the project has applied initiatives beyond compliance requirements.

2.6.1 Evaluation of post audit approval documentation

The Auditor assessed whether post approval documents:

- were developed in accordance with the conditions and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate, and
- have been implemented in accordance with the conditions and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document, or
- whether there are any opportunities for improvement.

2.6.2 Review

The Draft Independent Audit Report was distributed to the Auditees for review to ensure content is factual and representative. Audit findings have been determined independent of the Auditees, DPHI and any other parties, and based on the evidence assessed during the audit.

3. LIMITATIONS

The audit has been prepared in accordance with the associated proposal and Morasey's Terms and Conditions. This report is for the sole purposes of the Client. Except as required by law, no third party may use or rely on this Report unless otherwise agreed by Morasey in writing.

The site inspection component of the audit was limited to observable aspects that could be noted during a 'walk through' inspection of the construction site. Sampling or monitoring was not included in the scope of this audit. Because of the inherent limitations of any internal control structure, it is possible that errors or irregularities may occur and not be detected. The matters raised in this report are only those which came to our attention during the course of performing our assessment and are not necessarily a comprehensive statement of all the weaknesses that may exist or improvements that might be made. Our work is performed on a sample basis; we cannot, in practice, examine every activity and procedure, nor can we be a substitute for management's responsibility to maintain adequate controls over all levels of construction/operation and their responsibility to prevent and detect irregularities.

Recommendations and suggestions for improvement should be assessed by management for their full commercial impact before they are implemented. We have generally used and relied upon information supplied as being regarded as authoritative and reliable, but no warranty of completeness, accuracy, or reliability is given. The document review conducted during this assessment was limited to those documents and information supplied as part of the audit. The audit scope did not include the independent verification of these sources unless otherwise noted within the report. The scope of this audit does not extend to the verification of items assessed by the Certifier prior to issuing of a certificate for any stage. Morasey will not accept any liability for inaccurate conclusions if the information provided was incomplete, inaccurate, withheld, misrepresented or otherwise not fully disclosed.

To the best of Morasey's knowledge, the facts and matters described in this report reasonably represent the Client's intentions at the time of which Morasey issued the report to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the report and its possible impact. Morasey will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the report.

This Report does not purport to give legal advice; legal advice can only be given by qualified legal practitioners. To the extent permitted by law, Morasey expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this report (including without limitation matters arising from any negligent act or omission of Morasey). Morasey does not admit that any action, liability or claim may exist or be available to any third party.

4. AUDIT FINDINGS

The following sections provide a summary of the findings of the audit. The Audit Table is provided in **Attachment 1** and includes details of the evidence collected, observed and provided in support of compliance with the audit criteria. Evidence collected during the site inspection and interviews with personnel has also been included.

4.1 Approvals and documents audited, and evidence sighted

Key documentation reviewed during the audit is listed below. A more comprehensive list of documents and evidence sighted in relation to each Condition of Approval is detailed within the Audit Table (**Attachment 1**):

- Aboriginal Cultural Heritage Management Plan (ACHMP) for the Campus Improvement Program (CIP), Extent Heritage Pty Ltd, dated 2018
- AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix B)
- Arboricultural Impact Assessment, SBA SSD-55388456, Martin Peacock Tree Care, dated 28/7/2023
- CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025
- CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025
- CC2 - Staged Crown Certificate, Approval No. 25000287/9, dated 10/11/2025
- Douglas Partners Dewatering Management Plan, dated 4/9/2025
- Geotechnical Monitoring Plan (GMP), Douglas Partners (Ref.: 84711.04.R.005.Rev0, dated 18/7/2025
- GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025
- <https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project>
- <https://sydneybiomedicalaccelerator.org/>
- <https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html>
- Landscape Specification, including Tree Protection Specification (Section 2.5) – prepared by Arcadia Landscape Architects in April 2024
- Moits Dewatering Management Plan, Version 1.1, dated 18/6/2025
- Planning Approval SSD-55388456, approved 19/11/2024
- RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024
- RCC Sydney Biomedical Accelerator Staging Plan R.06, dated 12/12/2025
- RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025
- RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025
- RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025
- Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025

- Report on Detailed Site Investigation (Contamination), Sydney Biomedical Accelerator (SBA), Douglas Partners, Rev 1 dated 31/7/2023
- Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025
- SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025
- Urbis Section 4.55(1A) Modification Report SSD-55388456, Sydney Biomedical Accelerator, dated 7/8/2025

4.2 Non-Compliances, Observations and Actions

This Section presents findings from the Independent Audit. A summary of the number of conditions assessed and compliance status is presented in **Table 5**. An overview of each finding and recommendation is presented in **Table 6**.

The Audit Table is provided in **Attachment 1** and includes details of the evidence collected, observed and provided support of compliance with the audit criteria.

Table 5: Summary of conditions assessed and compliance status

| SSD-55388456 Part | No. Conditions Assessed | Compliance Status | | | |
|-------------------|-------------------------|-------------------|---------------|---------------|-------------|
| | | Compliant | Non-Compliant | Not Triggered | Observation |
| Part A | 34 | 17 | 0 | 17 | 1 |
| Part B | 40 | 29 | 0 | 11 | 0 |
| Part C | 46 | 32 | 1 | 13 | 2 |
| Part D | 33 | 0 | 0 | 33 | 0 |
| Part E | 14 | 0 | 0 | 14 | 0 |
| TOTAL | 167 | 78 | 1 | 88 | 3 |

In summary, a total of **167 conditions** were assessed. **One non-compliance** was identified during the audit. **Three Observations** with recommendations for improvement were identified. Four recommendations from the previous audit (IA1) remained open.

A summary of audit findings has been presented in **Table 6**. Positive observations are discussed in **Section 4.7**.

Table 6: Summary of Compliance Status

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | RESPONSIBLE PERSON, DUE DATE & STATUS |
|------------------------|-----|---|--|--|--|
| NON-COMPLIANCES | | | | | |
| IA2-NC01 | C30 | All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Only the initial ~50T of material disposed from the site was classified under the EI Australia Waste Classification Certificate E26811.E05.010_Rev0-SP6-GSWA, dated 22/1/2026 as Special Waste Asbestos. Auditees, and a letter prepared by EI Australia, dated 26/3/2026 have stated the total amount of Special Waste Asbestos disposed from the site amounted to approximately 700 Tonnes, leaving 650 Tonnes not classified. It is noted that because all of the excavated material was disposed as Asbestos Waste, the actual environmental risk is low but the discrepancy highlights inconsistencies in the waste classification process. | Ensure all future waste generated during construction is classified in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | <p>Responsible Person: RCC Project Manager</p> <p>Due Date: To be verified during IA3</p> <p>Status: OPEN</p> |
| OBSERVATIONS | | | | | |
| IA2-OBS 1 | A25 | 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 | In September 2025, 354 vibration exceedances were detected at Monitoring Location A (Manhole North). The exceedances were attributed to construction of the access stairs and fencing close to the manhole. On 18-20 November the monitor was turned off at the request of the client to "allow for construction activities". There have | Confirm whether the Douglas Partners vibration monitoring reports are provided to Sydney Water and whether any action is required to address exceedances, or for the project turning the vibration monitor off to "allow for construction activities". | <p>Responsible Person: RCC Project Manager</p> <p>Due Date: To be verified during IA3</p> <p>Status: OPEN</p> |

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | RESPONSIBLE PERSON, DUE DATE & STATUS |
|-----------|-----|--|--|--|--|
| | | of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. | been a high number of exceedances detected above the Sydney Water Guidelines and the "Allowed Vibration Limit" based on the potential for damage. It is not clear what actions are required to be taken in the event of an exceedance. | | |
| IA2-OBS 2 | C21 | All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'. | The ESCP does not reflect the stage of works active at the time of the audit and has not been updated during the project to reflect changing construction activities. The ESCP should be updated progressively throughout the project. | Review and update the ESCP to reflect the current stage of construction works and ensure continued progressive updates are made to accurately reflect site conditions and required controls. | <p>Responsible Person: RCC Project Manager</p> <p>Due Date: To be verified during IA3</p> <p>Status: OPEN</p> |
| IA2-OBS 3 | C22 | The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; | The CEMP does not adequately describe the process for the import of fill to the site. | Review and update the CEMP Section 4.13.6 to describe in more detail legislative (and due diligence) requirements for material import. This should include the Section 143 certificate process, conducting inspections of the source site, and | <p>Responsible Person: RCC Project Manager</p> <p>Due Date: To be verified during IA3</p> <p>Status: OPEN</p> |

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | RESPONSIBLE PERSON, DUE DATE & STATUS |
|------|-----|---|---------|---|---------------------------------------|
| | | b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. | | conducting verification inspections of fill upon import to the site to ensure it is consistent with the classification. | |

Table 7: Review of previous audit findings – N/A

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | IA4 ASSESSMENT & STATUS |
|------------------------|-----|---|---|---|---|
| NON-COMPLIANCES | | | | | |
| IA1-NC01 | C20 | <p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | <p>During the audit site inspection workers were observed to be using a gurney at the heavy vehicle access to wash mud from the sealed access road. A traffic controller was also observed to be using a hose to clean signs of tracking from the site entrance at Western Ave. This practice presents a risk of sediment entry to stormwater inlets and potential pollution and non-compliance with the <i>Protection of the Environment Operations Act 1997</i>. It is noted that stormwater inlets down-gradient of the heavy vehicle access were preventing water from entering the drain, though required replacement and were at risk of failure.</p> | <p>Communicate approved methods for cleaning mud tracking from roads to relevant personnel, e.g. street sweeper or manual sweeping. Ensure hoses and gurneys are not used for this purpose.</p> | <p>Responsible Person: RCC Project Manager Due Date: ASAP Status: CLOSED <i>No further actions are considered necessary</i></p> |
| OBSERVATIONS | | | | | |
| IA1-OBS 1 | A25 | <p>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.</p> <p>This includes conditions in respect</p> | <p>Vibration exceedances were identified in Reports 15, 19 & 21 for either Manholes A or B, but there is no explanation of the exceedances provided, or details about investigation into the exceedances.</p> | <p>Consider including an explanation for vibration exceedances in future vibration monitoring reports.</p> | <p>Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: CLOSED <i>No further actions are considered necessary</i></p> |
| IA1-OBS2 | | | <p>Water discharge permits do not include a record of total suspended solids (TSS) or NTU (water quality results are limited to pH). A photo</p> | <p>Obtain a water quality monitoring meter to accurately measure pH and Turbidity prior to discharge. Alternatively engage a consultant to</p> | <p>Responsible Person: RCC Project Manager Due Date: Prior to IA2</p> |

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | IA4 ASSESSMENT & STATUS |
|-----------------|------------|---|---|---|--|
| | | of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. | of the water in an NTU tube is provided. This level of monitoring does not provide assurance that water is being discharged in accordance with the requirements of the Moits DMP which requires testing for pH, TSS and a visual inspection for oil and grease. | conduct water quality monitoring prior to discharge to stormwater. Ensure a water quality monitoring program for NEPC (2013) and ANZG (2018) is established and implemented once groundwater is reached and requires discharge. | Status: CLOSED <i>No further actions are considered necessary</i> |
| IA1-OBS3 | | | The majority of actions raised in Internal Environmental Audit No. 2, dated 12/8/2025 remained open at the time of this audit on 16/9/2025. | Set time frames for close-out of actions and follow-up until completion. | Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: CLOSED <i>No further actions are considered necessary</i> |
| IA1-OBS4 | A26 | 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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent;... | While the CEMP and Sub-plans were uploaded to the project website, they were not the current versions, e.g. CEMP Rev 1 (should be Rev 3), CNVMP Rev D (should be Rev E), CTPMP V07 (should be V09). | Review and update the versions of the CEMP and Sub-plans on the project website to ensure the current version is uploaded in accordance with Condition A26(a)(iii). | Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: OPEN Action from IA1 to be addressed. |

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | IA4 ASSESSMENT & STATUS |
|----------|-----|--|---|--|---|
| IA1-OBS5 | B25 | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on campus, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities. | Condition B25 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions. | Review and update the CTPMP Table 1-1 to address Condition B26. IA2 comment: The compliance table in the CTPMP references conditions from the incorrect approval. | Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: OPEN Action from IA1 to be addressed. |
| IA1-OBS6 | B26 | Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant’s website in accordance with Condition A34. This condition cannot be staged. | Condition B26 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions. | Review and update the CTPMP Table 1-1 to address Condition B26. | Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: OPEN Action from IA1 to be addressed. |
| IA1-OBS7 | B27 | Prior to the commencement of construction, the Applicant must provide sufficient temporary bicycle parking facilities in the vicinity of the site, equivalent in number to those recently removed adjacent to the Susan Wakil Health Building, for the duration of the construction | Condition B27 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions. | Review and update the CTPMP Table 1-1 to address Condition B26. | Responsible Person: RCC Project Manager Due Date: Prior to IA2 Status: OPEN Action from IA1 to be addressed. |

| ITEM | REF | REQUIREMENT | FINDING | RECOMMENDED ACTION | IA4 ASSESSMENT & STATUS |
|----------|-----|--|---|--|---|
| | | works until bicycle parking forming part of the development is operational. | | | |
| IA1-OBS8 | C21 | All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'. | Coir logs and geofabric covering stormwater inlets at the entrance to the RCC site compound had deteriorated. | Refresh ERSED controls covering stormwater inlets at the entrance to the RCC site compound / former car park to reduce the risk of sediment entry. | <p>Responsible Person: RCC Project Manager</p> <p>Due Date: Prior to IA2</p> <p>Status: CLOSED</p> <p><i>No further actions are considered necessary</i></p> |

4.3 Adequacy of Environmental Management Plan, Sub-plans and Post-Approval documents

As part of the Independent Audit, the Auditor reviewed the CEMP, Sub-plans and environmental post-approval documents for each stage (refer Section 4.1 for references) and conducted a high level assessment whether the above documents:

- have been developed in accordance with the conditions and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate, and
- have been implemented in accordance with the conditions and all other environmental licences and approvals applicable to the Project (if any).

The Auditor also assessed the adequacy of post approval documents (on the basis of whether):

- there are any non-compliances resulting from the implementation of the document, or
- whether there are any opportunities for improvement.

The Project's post-approval documents have been reviewed, endorsed and approved by required parties. The endorsements and approvals confirm that the relevant requirements from the Project Approval, the EIS and Response to Submissions (RtS) have been incorporated. This is further reviewed and evidenced in the Audit Table (refer **Attachment 1**).

The CEMP, Sub Plans, Strategies and Construction monitoring programs prepared for the Project are of high quality. The evidence reviewed and/or sighted during this Independent Audit indicates that these documents are being implemented; with no non-compliances raised against the mitigations measures within.

4.4 Complaints

Complaints are received by RCC and USYD via: sydneybiomedicalaccelerator@richardcrookes.com.au and recorded on a Complaints Register. A Stakeholder and Workforce Development Manager is engaged for the project; the RCC Stakeholder and Workforce Development Manager prepares and issues weekly construction notifications via email to surrounding stakeholders in collaboration with University Infrastructure. A fortnightly Construction Interface User Group Meeting is scheduled with stakeholders and includes a presentation of the site progress for each work zone; Upcoming works program (4-week forecast); Staging Plan; Closure of SWHB carpark; Tower crane installation; Traffic and pedestrian management; Noise, safety and event implications; Interface impacts; and Community management and upcoming disruption notices. After the meeting, minutes and a copy of the presentation is issued to attendees.

Issues discussed in meetings include university exam timetables (so noisy works can be scheduled around these periods); and key student activity dates for other events that may increase traffic / pedestrian activity.

Two complaints were received within the reporting period (29/8/2025 & 8/12/2025). The complaint on 29/8/2025 was in relation to excessive vibration and noise coming from the SBA construction site, with staff on Level 1 particularly impacted. An investigation found that vibration the source of the vibration was vibratory rollers in use to construct piling platforms. Vibration monitoring on SWHB L3

& L5 indicated a maximum of 1.54mm/s (below the 3mm/s criteria for cosmetic damage threshold), and that the human comfort level may have been exceeded. The team also conducted a walk-through of the site and rollers were relocated. It is understood that the stakeholder was satisfied with the investigation undertaken and weekly interface meeting have been scheduled to discuss any issues.

The complaint on 8/12/2025 was in relation to a diesel odour inside Level 1 of the SWHB. Upon investigation it appears an excavator working in close proximity of the loading dock. An open air intake was located behind the façade panels along the SWHB driveway, which has now been marked with clear signage for restricted works within the area. The issue is understood to be resolved and ongoing communication is in place between RCC and SWHB.

Evidence of close-out of complaints was sighted and recorded on the Complaints Register and appeared to be adequate. Auditees advised there are no repeat complainants known to the project.

The overall number of complaints received is thought to be generally low in relation to the activities undertaken during the audit period, including bulk excavation, pile hammering and vibratory rolling.

4.4.1 Cumulative Impacts

CPB Group are undertaking construction works for the Royal Prince Alfred (RPA) Hospital directly to the west of the site. A fortnightly interface meeting is held with CPB, TSA Riley, University Infrastructure and RCC. During the meeting current and upcoming work activities are discussed to avoid potential issues and cumulative impacts, including Loading dock, SBA tower crane installation, RPA link bridge works, Service installation, and Deliveries. Actions are raised with responsibility and timeframes allocated for close-out.

There have been no issues raised in relation to the management of cumulative impacts for the project to date.

4.5 Incidents and Non-Compliances

The Incident and Non-Compliance Register was reviewed during the audit.

Non-compliances identified during the audit period have been discussed in **Section 4.2**. Environmental incidents raised during the audit period were recorded on an incident report.

No environmental incidents were raised that would require notification under the planning approval within the audit period.

4.6 Actual vs Predicted Impacts

A qualitative assessment has been undertaken as part of this Independent Audit to assess actual versus predicted impacts for works conducted during the audit period, considering below:

- The extent to which the Project has been altered to that assessed and approved in the EIS and RtS during the audit period
- Incidents and non-compliance during the audit period
- Complaints during the audit period
- Compliance with the Project Approval during the audit period
- Review of key scope consultation issues and area of concerns, and
- High -level assessment of adequacy and implementation of post approval documents.

Qualitative assessment findings are summarised below:

- A Section 4.55(1a) Modification Report was prepared by the Applicant for modifications to SSD-55388456. The amendments include removal of the 'bridge link' to the heritage-listed Gloucester House building on the adjacent Royal Prince Alfred (RPA) Hospital site, refinements to the building façade, changes to plant screening, building signage and internal floor plan adjustments. The Modification of Development Consent (SSD-55388456 MOD-1) was approved, dated 19/11/2025.
- Refer to **Section 4.5** for incidents and non-compliances recorded within the audit period.
- Refer to **Section 4.4** for complaints recorded within the audit period.
- Compliance with the project approval is tracked on an ongoing basis by the RCC Project Management Team. Compliance tracking at a high level is included in a Compliance Tracking Register. The project prepared Noise and Vibration Monitoring Reports for the period as required by the CNVMP. Dewatering events were recorded and permits maintained as required by the Dewatering Management Plan and Erosion and Sediment Control Plan. Asbestos Fibre Air Monitoring was undertaken during remediation, and all monitoring reports were available for review.
- The Auditor consulted with DPHI and City of Sydney Council on 10th February 2026 to obtain input on the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. No response was received.
- Refer **Section 4.3** for a high -level assessment of the adequacy and implementation of post approval documents.

4.7 Environmental Performance

The environmental performance of the Project during the audit period was considered by the Auditor to be of a high standard. Refer to the following **positive observations**:

- The process in place for community and stakeholder engagement, including the potential for cumulative impacts from other nearby projects operating concurrently with SBA.
- Improvements in the management of erosion and sediment control.

There were no Agency notices, Penalty notices or Prosecutions known to have been raised in relation to the project during the audit period.

Further assessment of environmental performance has been documented using photos, observations and notes from the site inspection. Refer **Section 6**.

5. AUDIT CONCLUSIONS

This Audit Report presents the findings from the 2nd Independent Audit conducted for the SBA project, covering the period from the date of the site inspection for IEA 1 (IA1) on 16th September 2025 to the date of the site inspection for this IEA 2 (IA2) on 13th March 2026.

In summary, a total of **167 conditions** were assessed. **One non-compliance** was identified during the audit. **Three Observations** with recommendations for improvement were identified. Four recommendations from the previous audit (IA1) remained open. Positive observations have been reported in **Section 4.7** of this audit report and in commentary documented throughout the audit.

There were no other matters considered relevant by the auditor.

Overall, the Auditees demonstrated a moderate level of compliance with the Project Approval and associated post-approval documents (management plans, procedures, strategies and construction monitoring programs) that formed a part of the Audit Scope. The level of implementation of these requirements on site was also observed as moderate, with opportunities for improvement noted throughout the audit.

The Auditor would like to thank the Auditees for their organisation, cooperation and support during the audit.

6. SITE INSPECTION OBSERVATIONS, NOTES AND PHOTOS



Photo 1&2: Heavy vehicle site access barricaded off due to wet weather stop works. Purple Cow skip bin. Stockpiled material for future reuse or load-out.



Photo 3: 2x tower cranes on site



Photo 4: Heavy vehicle access stabilised and no signs of tracking along the access.



Photo 5-8: Detailed excavation was ongoing and the construction of above-ground structures had commenced



Photo 9: Piling and capping beams were complete

Photo 10: Stabilisation works for the alternate access had commenced



Photo 11: Spill kits were provided but signage was missing (covered with black plastic)



Photo 12: The asbestos containment zone remained in place with asbestos fibre air monitoring ongoing



Photo 13 & 14: ERSED controls around stormwater inlets near the site compound were maintained in good condition



Photo 15: Compliant notice displayed at the main site entrance; No signs of tracking onto surrounding roads



Photo 16: Tree protection remained in place and no signs of tree damage observed



Photo 17: REF stormwater works were complete

Independent Environmental Audit Report

Richard Crookes Constructions Pty Ltd

Sydney Biomedical Accelerator (SSD-55388456)

Attachment 1: Independent Audit Table

| |
|--|
| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC0/SBA/EA2_13 March 2026 |

| | |
|---------------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|---|--|-------------------|---|
| SSD 55388456 & SSD 55388456 MOD-1 | | | | |
| PART A ADMINISTRATIVE CONDITIONS | | | | |
| Obligation to Minimise Harm to the Environment | | | | |
| A1 | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development. | <ul style="list-style-type: none"> Refer the findings from this audit Interview with Auditees REF Section 6.28 Crown Works Certificate No. 22/0905/04, determined 6/6/2025 Exempt Development Assessment Request - D19 Sydney Biomedical Accelerator (SBA) - Main Building Works (MBW) - D18 Susan Wakil Health Building - Temporary Loading Dock, approved 5/9/2025 | C | The following activities were undertaken during the audit period: Piling complete with piling rig scheduled to be removed on 16/3/2026; The Asbestos Containment Zone remained in place for ongoing stockpiling and management of asbestos-contaminated soil under the capping layer and associated excavations (Corvex, subcontractor to Molts); Molts remained on site for the completion of the detailed excavation scope. Two tower cranes had been floated to site by Resolution Rigging. FRP contractors commenced (EquipNet); Reinforcement (steel fixing) works were undertaken by TSG; and concrete works were underway by DMG. Core 2 & 3 jump forms were established, with assembly of the Core 1 jump form commenced. B1 structure works were ongoing. (2 sides of building). Above ground structure works commenced in December 2025 (Isaac Wakil & Building B). Bulk excavation was complete. One primary access and one secondary access remained in place. NB: Stormwater diversion works were being undertaken by Ardee and were complete at the time of IA2 - this work is covered under a separate approval (REF & Crown Works Certificate). These works were excluded from the scope of the audit. |
| Terms of Consent | | | | |
| A2 | The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) generally in accordance with SSD-55388456-Mod-1; and (e) in accordance with the approved plans in the table below. (Refer to the Planning Approval) | <ul style="list-style-type: none"> https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project Interview with Auditees | C | An Exempt Development Assessment was undertaken by the University of Sydney for the establishment of a temporary loading dock between D01 Bruce William Pavillion and D18 Susan Wakil Health Building to enable the SWHB driveway to be demolished and the SBA construction activities to progress. The scope of works included the following: The activity was deemed Exempt Development under: State Environmental Planning Policy (Transport & Infrastructure) 2021, Chapter 2 Infrastructure, Division 17 Roads and traffic, Subdivision 1 Roads and road infrastructure facilities, Section 2.113 Exempt development, and was approved to proceed. The activity was also deemed as Exempt Development under: State Environmental Planning Policy (Transport & Infrastructure) 2021, Chapter 3. Educational establishments and childcare facilities, Division 4 Exempt Development, and Part 3.5 Universities – specific controls, Section 3.49 Existing Universities – exempt development, and Schedule 5 Exempt Development – general, and was approved to proceed. |
| A3 | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. | <ul style="list-style-type: none"> Interview with Auditees Email chain from no-zip@planning.nsw.gov.au to Sydney University RE: RF1-Implementation of ERSED controls (shaker grid and wheel wash facility), dated 2/3/2026-17/3/2026 | C | On 2/3/2026 a DPHI Compliance Officer sent an email to Sydney University requesting information after a surveillance inspection observed that a dedicated construction vehicle access/egress gate and shaker grid with wheel wash facility were not sighted during the inspection. The university responded on 13/3/2026 with information about ERSED controls in place in lieu of the shaker grid including a sealed site access, regular street sweeping, and drain controls. The Department responded on 17/3/2026 acknowledging receipt of the requested information and noting that the investigation is still ongoing. |
| 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. | <ul style="list-style-type: none"> Interview with Auditees | NT | Noted. |
| Limits of Consent | | | | |
| A5 | This consent lapses five years after the date of consent unless work is physically commenced. | <ul style="list-style-type: none"> Interview with Auditees SSD 55388456, approved 19/11/2024 Independent Environmental Audit 1, dated 16/9/2025 | C | Works had commenced at the time of the initial Independent Environmental Audit on 16/9/2025, within the 5 year timeframe as required. |
| Design Excellence and Integrity | | | | |
| A6 | Any future 4.55(2) modification applications must be accompanied by a Design Integrity Report which details that the proposed changes have been reviewed and endorsed by the Design Integrity Panel (DIP). The Design Integrity Report must include a summary of feedback provided by the DIP and responses by the Applicant to this advice. | <ul style="list-style-type: none"> Interview with Auditees, including the RCC Design Manager | NT | Auditees advised there have been no Section 4.55(2) modification applications during the audit period. |
| A7 | Any future 4.55(1A) modification applications must be accompanied by a Design Integrity Report. | <ul style="list-style-type: none"> Interview with Auditees, including the RCC Design Manager Urbis Section 4.55(1A) Modification Report SSD-55388456, Sydney Biomedical Accelerator, dated 7/8/2025 Design Integrity Report Modification of Development Consent Approval (SSD-55388456 MOD-1), dated 19/11/2025 | C | A Section 4.55(1A) Modification Report was prepared by the Applicant for modifications to SSD 55388456. The proposed modifications are a result of design progression and refinement following the appointment of a contractor. The amendments include removal of the 'bridge link' to the heritage-listed Gloucester House building on the adjacent Royal Prince Alfred (RPA) Hospital site, refinements to the building facade, changes to plant screening, building signage and internal floor plan adjustments. The proposed amendments were developed in consultation with the project Design Integrity Panel (DIP). Urbis deemed the proposed changes to be of minimal environmental impact in accordance with Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Modification of Development Consent Approval (SSD-55388456 MOD-1) was sighted, dated 19/11/2025 and allows minor design changes for the construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works. |
| A8 | The design architect Denton Corker Marshall must have direct ongoing involvement in the design documentation and construction stages of the project. | <ul style="list-style-type: none"> Interview with Auditees | C | Auditees advised Denton Corker Marshall were engaged as the Lead Architects on the project during the audit period. |
| A9 | The design architect must not be changed without the approval of the Planning Secretary. | <ul style="list-style-type: none"> Interview with Auditees | NT | Auditees advised there was no change to the design architect during the audit period. |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Heilborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC038A EAC 13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|---|-------------------|--|
| Prescribed Conditions | | | | |
| A10 | The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2 of the EP&A Regulation. | • Interview with Auditees | C | As per the findings of this audit. |
| Planning Secretary as Moderator | | | | |
| A11 | 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. | • Interview with Auditees | NT | Auditees advised no disputes between the Applicant and a public authority are known to have occurred during the audit period. |
| Evidence of Consultation | | | | |
| A12 | Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | • Interview with Auditees • The findings from this audit relevant to consultation | C | As per the findings of this audit related to consultation. |
| Staging | | | | |
| A13 | The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for approval. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). | • RCC Sydney Biomedical Accelerator Staging Plan R.06, dated 12/12/2025 • DPHI Submission of Staging Plan Rev03, dated 11/5/2025 • DPHI Approval of Staging Plan Rev03 (Ref: SSD-55388456-PA-1), dated 11/5/2025, dated 29/7/2025 • SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 | C | The Staging Plan Rev03 was submitted to DPHI on 11/5/2025. USYD issued a commencement of works notification to DPHI in a letter dated 25/6/2025. Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was on 30th June 2025. Submission of the Staging Plan Rev03 to DPHI on 11/5/2025 was no later than one month before the commencement of construction of the first of the proposed stages of construction. The Staging Plan Rev05 was approved by DPHI on 29/7/2025. |
| A14 | A Staging Report prepared in accordance with Condition A13 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | • RCC Sydney Biomedical Accelerator Staging Plan Rev06 dated 12/12/2025 | C | a) Refer Staging Plan, Section 3.1 Construction Staging. The project is set out in 6 stages: Stage 1: Civil works (June-November 2025) including: Stormwater diversion, Bulk earthworks, Shoring Stage 2: Structure works (July 2025-March 2026) including: Piling, Foundations Stage 3: Structure works (September 2025-July 2026) including: Substructure, Inground services, Service risers Stage 4: Structure works (January-September 2026) including: Superstructure, Building envelope, Services (horizontal) Stage 5: Internal works (April 2026-March 2028) including: Fitout, Services (detail) Stage 6: External works & landscape; Commissioning (May 2026-May 2028) Construction completion & Occupation is scheduled for June 2028. b) Refer Staging Plan, Section 3.2 Operations c) Refer Staging Plan, Appendix A Staging Matrix d) Refer Staging Plan, Section 4.4 Auditing e) Refer Staging Plan, Section 4.5 Cumulative Impact The Staging Report was updated to Rev06 on 12/12/2025 and splits CC3 into two stages: CC3A & CC3B. The Staging Plan includes a new construction Stage 5 (Crown Works Verification Certificate 3B) with the works scope and commencement and completion dates |
| A15 | Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary. | • RCC Sydney Biomedical Accelerator Staging Plan Rev06 dated 12/12/2025 • Interview with Auditees • Site inspection, dated 13/3/2026 | C | Auditees advised the project is being undertaken in accordance with the stages documented in the Staging Plan. |
| A16 | Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report, including independent auditing requirements. | • RCC Sydney Biomedical Accelerator Staging Plan Rev06 dated 12/12/2025 | C | As set out in this audit table and corresponding Audit Report. |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC038A EAC 13 March 2026 |

| | |
|---------------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|---|-------------------|--|
| Staging, Combining and Updating Strategies, Plans or Programs | | | | |
| A17 | The Applicant may: (a) prepare and submit any strategy, plan (including management 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 (including management plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan) or program); (b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management plan), or 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). | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025 Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025 RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025 Interview with Auditees | C | Refer to conditions below relevant to the preparation of the CEMP and Sub-plans, including submission and approval requirements. |
| A18 | Any strategy, plan or program prepared in accordance with Condition A17 , where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary. | <ul style="list-style-type: none"> Interview with Auditees RCC Sydney Biomedical Accelerator Staging Plan Rev06 dated 12/12/2025 Letter from DPHI to Sydney University RE: USYD & RPA Sydney Biomedical Accelerator Project (SSD -55388456) Revised Staging Report, Conditions A17 & A18, dated 21/1/2026 | C | Letter from DPHI to Sydney University, dated 21/1/2026 confirms receipt of the Staging Report Rev06 and satisfaction of the Planning Secretary is noted. |
| A19 | If the Planning Secretary agrees, a strategy, plan (including management 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. | <ul style="list-style-type: none"> Interview with Auditees | NT | Noted. |
| A20 | Updated strategies, plans (including management plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing. | <ul style="list-style-type: none"> Interview with Auditees | NT | Noted. |
| Structural Adequacy | | | | |
| A21 | 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. Note: <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025 CC2 - Staged Crown Certificate, Approval No. 25000287/9, dated 10/11/2025 CC3A is expected later in March 2026 | NT | Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. NB: <i>It is outside the scope of the Auditor's engagement to verify if the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i> |
| External Walls and Cladding | | | | |
| A22 | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025 CC2 - Staged Crown Certificate, Approval No. 25000287/9, dated 10/11/2025 CC3A is expected later in March 2026 | NT | To be verified under a future CC (CC3) & the s4.55(1A) Modification. NB: <i>It is outside the scope of the Auditor's engagement to verify if the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i> |
| Applicability of Guidelines | | | | |
| A23 | 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. | <ul style="list-style-type: none"> Interview with Auditees None | NT | Noted. |
| A24 | 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. | <ul style="list-style-type: none"> Interview with Auditees None | NT | Noted. |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookall Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC SBA_IBA2_13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |
| | |
| | |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|--|-------------------|---|
| Monitoring and Environmental Audits | | | | |
| A25 | <p>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.</p> <p>This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>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.</p> | <p>Noise and Vibration Monitoring Monthly Reports:</p> <ul style="list-style-type: none"> 04. Monthly Noise and Vibration Monitoring Report, Resonate September 2025, dated 1/10/2025 05. Monthly Noise and Vibration Monitoring Report Resonate October 2025, dated 3/11/2025 06. Monthly Noise and Vibration Monitoring Report Resonate November 2025, dated 2/12/2025 07. Monthly Noise and Vibration Monitoring Report Resonate December 2025, dated 5/1/2026 08. Monthly Noise and Vibration Monitoring Report Resonate January 2026, dated 3/2/2026 09. Monthly Noise and Vibration Monitoring Report Resonate February 2026, dated 2/3/2026 <p>Vibration Monitoring (Sydney Water Assets):</p> <ul style="list-style-type: none"> Geotechnical Monitoring Plan (GMP), Douglas Partners (Ref.: 84711.04.R.005.Rev.0, dated 18/7/2025 Douglas Partners Vibration Monitoring Reports: <ul style="list-style-type: none"> 84711.04.R.023.Rev.0, dated 30/9/2025 84711.04.R.027.Rev.0, dated 27/10/2025 84711.04.R.031.Rev.0, dated 3/12/2025 84711.04.R.039.Rev.0, dated 11/3/2026 <p>Asbestos Fibre Air Monitoring:</p> <ul style="list-style-type: none"> 04. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, September 2025, dated 7/10/2025 05. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, October 2025, dated 27/10/2025 06. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, January 2026, dated 10/2/2026 07. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, February 2026, dated 4/3/2026 <p>Dewatering:</p> <ul style="list-style-type: none"> RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Moits Dewatering Management Plan, Version 1.1, dated 18/6/2025 Douglas Partners Dewatering Management Plan, dated 4/9/2025 Sydney Water Approval Discharge Construction Water monitoring and discharge <ul style="list-style-type: none"> -216544 - Construction Water Approval Letter, dated 19/9/2025 Water Discharge Register Moits Dewatering Permit, dated 4/2/2026 EnviroLab Certificate of Analysis 400610 [R00], dated 28/1/2026 Email from Douglas Partners RE: SBA Water testing for pumping into stormwater, dated 30/1/2026 <p>RCC Internal Environmental Audits:</p> <ul style="list-style-type: none"> Audit 02, dated 12 August 2025 Audit 03, dated 25 November 2025 Audit Closeout Report, dated 25/11/2025 <p>RCC Weekly Environmental Inspections:</p> <ul style="list-style-type: none"> Weekly / Pre Forecast Inclement Weather Environmental Site Inspection, dated 8/3/2026 Post Rain & Weekly Environmental Site Inspection, dated 8/3/2026 Weekly Environmental Site Inspections (x2), dated 18/3/2026 | C | <p>The following environmental monitoring was undertaken during the audit period:</p> <p>Noise and Vibration Monitoring:</p> <p>Resonate Consultants Pty Ltd (Resonate) are engaged to undertake unattended noise and vibration monitoring during construction to monitor the effect of construction noise and vibration at nearby sensitive receivers including the Susan Wakil Health Building (SWHB) to the north of the site; St Andrew's College (SAC) to the south of the site, Royal Prince Alfred Hospital (H1) to the west of the site, and Wesley College (WC) to the east of the site. Three noise monitors were installed at locations representative of noise sensitive receivers, and three vibration monitors were installed to continuously monitor PPV. Monthly reports are prepared in accordance with the Construction Noise and Vibration Management Plan (CNVMP).</p> <p>According to Resonate, measured noise levels were confirmed to be in general alignment with the predicted noise levels stated in the EIS (Acoustic Logic-SSDA Noise & Vibration Impact Assessment 2022/14/19-4) during the audit period.</p> <p>Multiple NMI exceedances within the SWHB internal monitor were recorded during the audit period, however upon audio analysis it was determined that the source of noise was from classroom activity within the clinic and not the construction site.</p> <p>Frequent exceedances of the VC-A vibration criteria in Room 313 of the SWHB were recorded throughout February 2026. Resonate noted "considering the highly stringent criteria of the room it is unlikely that all exceedances were induced by construction activities. Resonate has recommended to RCC that stakeholder engagement should be undertaken to determine whether the vibration levels experienced in the room have impacted operation and/or imaging of the CT scanner. If no issues are raised or identified, we recommended increasing the criteria to reduce the number of false alerts". Auditees advised consultation has been undertaken with SWHB users and their preference is for the vibration alerts to remain on their current setting.</p> <p>Noise and vibration exceedances have been investigated and explanations provided in the monitoring reports.</p> <p>Vibration Monitoring (Sydney Water Assets):</p> <p>Douglas Partners (Douglas) have been engaged to conduct unattended vibration monitoring during construction as required by Sydney Water and recommended in the Geotechnical Monitoring Plan (GMP) in response to the Specialist Engineering Assessment (SEA) reports prepared by Mott MacDonald. The following vibration monitoring is undertaken, with the associated "Allowed Vibration Limit" based on the potential for damage:</p> <ul style="list-style-type: none"> Susan Wakil Building (8 mm/s peak particle velocity or PPV) Sydney Water sewer pipe (20 mm/s PPV) Sydney Water manhole structures (3 mm/s PPV) Sydney Water stormwater pipe (20 mm/s PPV). <p>Representative monitoring reports 23, 27, 31, and 39 were reviewed.</p> <p>Observation 1: In September 2025, 354 vibration exceedances were detected at Monitoring Location A (Manhole North). The exceedances were attributed to construction of the access stairs and fencing close to the manhole. On 18-20 November the monitor was turned off at the request of the client to "allow for construction activities". There have been a high number of exceedances detected above the Sydney Water Guidelines and the "Allowed Vibration Limit" based on the potential for damage. It is not clear what actions are required to be taken in the event of an exceedance. Recommendation: Confirm whether the Douglas Partners vibration monitoring reports are provided to Sydney Water and whether any action is required to address exceedances, or for the project turning the vibration monitor off to "allow for construction activities".</p> <p>Asbestos Fibre Air Monitoring:</p> <p>Air monitoring reports summarise the results of airborne asbestos fibre air monitoring conducted at nominated control boundaries during excavation/ construction works at the site. Air monitoring was commissioned to evaluate the baseline background asbestos fibre concentration before and during asbestos remediation works, which were ongoing during the audit period. Airborne asbestos fibre concentration for all samples analysed and reported in representative reports reviewed for September & October 2025 and January and February 2026 were below 0.01 fibres/mL of air, which is the action limit specified in the Safe Work Australia Code of Practice on How to Safely Remove Asbestos.</p> <p>There are no additional air monitoring requirements known to exist for the project.</p> <p>Dewatering:</p> <p>Sydney Water approved the proposed water discharge parameters set out in the Douglas Partners Dewatering Management Plan, in a letter dated 19/9/2025, "provided the rate of discharge is limited to 25 L/s and the construction water discharge is carried out as per the submitted Dewatering Management Plan".</p> <p>A Water Discharge Register is maintained and records the dates of each discharge event. Only one dewatering event during the audit period on 4/2/2026. Discharge Permits record the date and time of each discharge event and water quality results.</p> <p>It is understood that water discharged to date has been limited to surface water runoff as the groundwater table had not been reached during construction. Therefore the requirements of the Douglas Partners DMP which requires water quality parameters to comply with the NEPC (2013) and ANZG (2018), which are listed in section 7.6, and the EPA have not yet been triggered.</p> <p>The Moits Dewatering Management Plan, Version 1.1, dated 18/6/2025 is understood to establish water quality parameters for discharge of surface water.</p> <p>On 28/1/2026 it is understood that Douglas Partners were engaged to conduct water quality monitoring of water from the sediment basin prior to discharge to stormwater. A Certificate of Analysis and supporting email from Douglas Partners was presented as evidence, dated 30/1/2026 stating "all results ok except noting: Zinc in samples P2 and T1 (110, and 14 ug/L) exceeding DMP criteria of 8 ug/L (dissolved metals); and Total suspended solids in P2 (54 mg/L) exceeding DMP criteria of 50 mg/L (arguably marginal, but likely associated with the elevated zinc in this sample. The higher levels in the smaller pond may be due to disturbed solids, as it appeared a bit muddier during sampling. Water from the larger pond (P1) meets criteria and can commence dewatering".</p> <p>RCC Internal Environmental Audits and Inspections:</p> <p>In accordance with Section 4.15.1 of the CEMP, RCC conducts 3-6 monthly Internal Environmental Audits and Weekly Environmental Site Inspections. Examples of these audits and inspections conducted during the audit period were sighted. Evidence of actions raised for each observation was sighted, and included details of close-out / resolution.</p> <p>See also conditions related to environmental monitoring in Part C.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC038A EA2 13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|---|-------------------|---|
| Access to Information | | | | |
| A26 | 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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. | <ul style="list-style-type: none"> https://sydneybiomedicalaccelerator.com/ https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) Rev09, dated 5/9/2025 Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (NVM/MP) Revision E, dated 23/8/2025 RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025 Interview with Auditees | C | <p>(a) available on the project website. A link to the planning documents (including the EIS and Response to Submissions) was available on the project website. The approved plans were available on the project website.</p> <p>(ii) current statutory approvals for the development were uploaded</p> <p>(iii) While the CEMP and Sub-plans were uploaded to the project website, they were not the current versions, e.g. CEMP Rev 1 (should be Rev 3), CTPMP V07 (should be V09).</p> <p>(iv) There is no known specific requirement for environmental performance reporting.</p> <p>(v) Asbestos fibre air monitoring reports were on the project website and current.</p> <p>(vi) Construction updates for June and July 2025 were on the project website. Construction updates were available on the project website.</p> <p>(vii) Contact details were on the project website.</p> <p>(viii) A complaints register, dated 23/8/2025 was on the project website. The complaints register was current, dated August 2025.</p> <p>(x) Not triggered (no audit reports had been prepared at the time of IA1).</p> <p>(b) Not triggered.</p> <p>Refer open actions from IA1 in the main report.</p> |
| Compliance | | | | |
| A27 | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development. | <ul style="list-style-type: none"> Subcontract template, Sydney Biomedical Accelerator Project Interview with Auditees | C | Section 50.2(b)(iii) of the Subcontract template for the Sydney Biomedical Accelerator Project outlines commitment to comply with conditions of consent: (b) "The subcontractor also warrants to the Contractor that the Subcontract Works will comply with: (iii) the conditions of any relevant development consent or complying development certificate". |
| Incident Notification, Reporting and Response | | | | |
| A28 | The Planning Secretary must be notified through the major projects portal 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. | <ul style="list-style-type: none"> CEMP, Section 4.18 Environmental incident management Interview with Auditees | NT | No reportable incidents are known to have occurred during the audit period. Auditees advised no minor environmental incidents were reported during the audit period. |
| A29 | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2. | <ul style="list-style-type: none"> Interview with Auditees | NT | No reportable incidents are known to have occurred during the audit period. |
| Non-Compliance Notification | | | | |
| A30 | The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. | <ul style="list-style-type: none"> CEMP, Section 4.20 Non-compliance Interview with Auditees | NT | Auditees confirmed no Non-Compliances have been raised during the audit period. |
| A31 | 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. | <ul style="list-style-type: none"> Interview with Auditees | NT | Auditees confirmed no Non-Compliances have been raised during the audit period. |
| A32 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | <ul style="list-style-type: none"> Interview with Auditees | NT | Noted. |
| Revision of Strategies, Plans and Programs | | | | |
| A33 | Within three months of: (a) the submission of an incident report under Condition A29 ; (b) the submission of an Independent Audit under Condition C44 ; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out. | <ul style="list-style-type: none"> Interview with Auditees RCC Sydney Biomedical Accelerator Staging Plan R.06, dated 12/12/2025 | NT | Auditees advised there have been no revisions to Strategies, Plans or Programs within the current audit period. Review of the Slaging Plan was ongoing. s4.55(1A) Modification was being assessed by the Department at the time of the audit, though had not been approved so did not trigger any updates to plans, strategies and programs. |
| A34 | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. 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. | <ul style="list-style-type: none"> Interview with Auditees RCC Sydney Biomedical Accelerator Staging Plan R.06, dated 12/12/2025 | NT | As per Condition A33. |

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| Item | |
| Project Name: | Sydney Biomedical Accelerator |
| Auditee/ Client: | Richard Crookes Construction Pty Ltd |
| Auditor: | Jo Hellborg, Morasey Environment Pty Ltd |
| Audit Details: | Independent Environmental Audit No. 2 |
| Project No.: | MERC SBA_IBA2_13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|--|---|-------------------|--|
| PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | | |
| Notice of Commencement | | | | |
| B1 | The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates. | <ul style="list-style-type: none"> Interview with Auditees SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Submission of SBA - SSD-55388456 - Commencement of Works Notification to DPHI, dated 25/6/2025 | C | USYD prepared a commencement of works notification to DPHI in a letter dated 25/6/2025. Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was notified as 30th June 2025. The letter was submitted to DPHI on 25/6/2025, more than 48 hours prior to commencement. |
| B2 | If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | <ul style="list-style-type: none"> Interview with Auditees SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Submission of SBA - SSD-55388456 - Commencement of Works Notification to DPHI, dated 25/6/2025 SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 1A, dated 4/8/2025 Submission of SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 1A to DPHI, dated 4/8/2025 SBA - Notification of Commencement - Crown Certificate No. 2 (Stage 2), dated 6/11/2025 Submission of SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 2 to DPHI, dated 6/11/2025 | C | USYD prepared a commencement of works notification to DPHI in a letter dated 25/6/2025. Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was notified as 30th June 2025. The letter was submitted to DPHI on 25/6/2025, more than 48 hours prior to commencement. USYD prepared a commencement of works notification for Stage 1A to DPHI in a letter dated 4/8/2025. Physical commencement of works on site under Crown Certificate No. 1A (Stage 1A) was notified as 6th August 2025. The letter was submitted to DPHI on 4/8/2025, 48 hours prior to commencement. USYD prepared a commencement of works notification for Stage 2 to DPHI in a letter dated 6/11/2025. Physical commencement of works on site under Crown Certificate No. 2 (Stage 2) was notified as 10th November 2025. The letter was submitted to DPHI on 6/11/2025, 48 hours prior to commencement. |
| Certified Drawings | | | | |
| B3 | Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent. | <ul style="list-style-type: none"> Interview with Auditees PCA Submission Pack for CC1A, dated 16/7/2025 CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 1A, dated 4/8/2025 | C | Evidence of submission of structural drawings to the Certifier was sighted, as listed in the CC1, Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025, issued prior to the commencement of construction on 30/6/2025. |
| Materials, Finishes External Walls and Cladding | | | | |
| B4 | Prior to the commencement of construction of the building façade works, the Applicant must provide the Certifier 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. A copy of the documentation must be made available on the Applicant's website within seven days after the Certifier accepts it. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | NT | Building façade works had not commenced at the time of the audit. To be captured in CC3. NB: It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier. |
| Design Excellence and Integrity | | | | |
| B5 | Prior to the commencement of construction of building façade works, the Applicant must demonstrate to the Certifier that the DIP has endorsed that the final design and material of the sun shading fins is consistent with the design competition winning scheme. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | NT | Building façade works had not commenced at the time of the audit. To be captured in CC3. NB: It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier. |
| B6 | Prior to the commencement of construction of building façade works, the Applicant must provide evidence to the Certifier that the DIP has endorsed the final materials and finishes of the façade, including architectural drawings, samples of all external façade materials and any revised 3D photomontages, as being consistent with the approved design. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | NT | Building façade works had not commenced at the time of the audit. To be captured in CC3. NB: It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier. |
| Design Matters | | | | |
| B7 | Prior to the commencement of above ground works, a Road Safety Audit (RSA) for access arrangements to the loading dock should be undertaken by a TINSW accredited road safety auditor. Where safety issues are identified in the RSA, these are to be addressed by updating the detailed design drawings or by incorporating management measures within the Loading Dock Management Plan required by Condition D31. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 CC2 - Staged Crown Certificate, Inground services, substructure, service risers, Approval No. 25000287/9, dated 10/11/2025 CC3A - Staged Crown Certificate, Structure for levels 2 & 3, core levels 4 & 5, 26/3/2026 Biomedical Accelerator Loading Dock Detailed Design (Pre-Construction) Road Safety Audit, The Transport Planning Partnership, dated 21/11/2025 IA2 RFI 2, received 25/3/2026 IA2 RFI 3, received 30/3/2026 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 1A, dated 4/8/2025 Screenshot of site timelapse camera_5.2.2025 Screenshot of site timelapse camera_13.2.2025 | C | A Road Safety Audit (RSA) was undertaken for the Biomedical Accelerator Loading Dock, dated 21/11/2025. RCC have timelapse footage of the site and confirm the commencement of what would be considered above ground structure commenced on 13/2/2026, noting completed structure at this stage includes inground footings and Core 3 retaining wall structure (to be backfilled against for L1 Slab on Ground). Taking the above into account the RSA for the Biomedical Accelerator Loading Dock, dated 21/11/2025, was undertaken within the timeframe required by Condition B7. |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No. 2 |
| Project No.: MERC SBA_IBA2_13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |
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| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|--|---|-------------------|--|
| Public Art | | | | |
| B8 | Prior to the commencement of above ground building works, the Applicant must prepare and submit to Council a Detailed Public Art Plan. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 Sydney Biomedical Accelerator Public Art Plan, 2026 CC2 - Staged Crown Certificate, Inground services, substructure, service risers, Approval No. 25000287/9, dated 10/11/2025 CC3A - Staged Crown Certificate, Structure for levels 2 & 3, core levels 4 & 5, 26/3/2026 Email from Sydney University to City of Sydney Council RE: USYD & RPA Sydney Biomedical Accelerator Project (SSD-55388456) - Submission of Public Art Plan, dated 5/2/2026 IA2 RFI 2, received 25/3/2026 IA2 RFI 3, received 30/3/2026 SBA- SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 SBA - SSDA Notification (Commencement of Works B1 & B2) - Stage 1A, dated 4/8/2025 Screenshot of site timelapse camera_5.2.2025 Screenshot of site timelapse camera_13.2.2025 | C | <p>A Public Art Plan was prepared for the Sydney Biomedical Accelerator, and submitted to City of Sydney Council on 5/2/2026.</p> <p>RCC have timelapse footage of the site and confirm the commencement of what would be considered above ground structure commenced on 13/2/2026. Noting completed structure at this stage includes inground footings and Core 3 retaining wall structure (to be backfilled against for L1 Slab on Ground).</p> <p>Taking the above into account the Public Art Plan for the Biomedical Accelerator and submission to Council on on 5/2/2026, was undertaken within the timeframe required by Condition B8.</p> |
| Signage | | | | |
| B9 | Prior to the commencement of the installation of signage within the signage zones, the Applicant must submit signage plans and details of the signage to the Planning Secretary for approval. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | NT | The installation of signage within the signage zones had not commenced at the time of the audit. To be captured in CC3. |
| Pre-Construction Dilapidation Report - Protection of Public Infrastructure | | | | |
| B10 | <p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested.</p> | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 List of Pre-Construction dilapidation reports submitted to the Certifier, as per CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 Evidence of submission of Sydney Biomedical Accelerator Pre-Construction Dilapidation Reports of City of Sydney's infrastructure to City of Sydney Council, dated 5/6/2025 Evidence of submission of Sydney Biomedical Accelerator Pre-Construction Dilapidation Reports of TNSW's infrastructure to TNSW CJP, dated 26/6/2025 | C | <p>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 includes reference to Pre-construction dilapidation reports prepared for the project, and is evidence of submission to the Certifier.</p> <p>Evidence of submission of the Pre-construction dilapidation reports to City of Sydney Council and TNSW Customer Journey Planning (CJP) was sighted.</p> <p>RCC advised there has been no request from the Planning Secretary for Pre-construction dilapidation reports.</p> <p>Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was notified as 30th June 2025.</p> <p>Pre-construction dilapidation reports were submitted to the Certifier, Council and TNSW prior to the commencement of Construction.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassej Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC0 SBA EAC 13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |
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| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|---|-------------------|--|
| Pre-Construction Survey – Adjoining and Adjacent Properties | | | | |
| B11 | Prior to the commencement of construction, the Applicant must offer a pre-construction survey to owners of heritage listed buildings and adjacent properties that are likely to be impacted by the development. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Emails between RCC and USYD RE: Heritage dilapidation scoping evidence of consultation, dated 10/4/2025-16/4/2025 | C | The following heritage listed building owners were offered a Pre-construction survey: USYD, SLHD, St Andrews, Wesley College & Women's College, prior to the commencement of Construction on 30/6/2025. RCC advised all property owners accepted the offer of a Pre-construction survey. |
| B12 | Where the offer for a pre-construction survey is accepted (as required by Condition B11), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Emails between RCC and USYD RE: Heritage dilapidation scoping evidence of consultation, dated 10/4/2025-16/4/2025 Email from USYD to USYD, RE: SBA - Dilapidation Report of SWHB, dated 23/6/2025 Email from USYD to St Andrews College, RE: SBA - Dilapidation Reports, dated 16/6/2025 Email from USYD to SLHD, RE: SBA - Dilapidation Reports, dated 12/6/2025 Email from USYD to Wesley College, RE: SBA - Dilapidation Reports, dated 16/6/2025 Email from USYD to The Sibly Centre, RE: SBA - Dilapidation Reports, dated 16/6/2025 | C | The following heritage listed building owners were offered a Pre-construction survey: USYD, SLHD, St Andrews, Wesley College & Women's College. Pre-construction surveys were conducted as documented in CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025, and prior to the commencement of vibration-generating works. Email correspondence confirming dilapidation reports were complete for relevant buildings/infrastructure around the SBA was sighted, dated between 12/6/2025-23/6/2025, prior to commencement of Construction. These emails also included links to evidence of submission of the reports to the building owners. |
| B13 | Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition B12, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 Email from USYD to USYD, RE: SBA - Dilapidation Report of SWHB, dated 23/6/2025 Email from USYD to St Andrews College, RE: SBA - Dilapidation Reports, dated 16/6/2025 Email from USYD to SLHD, RE: SBA - Dilapidation Reports, dated 12/6/2025 Email from USYD to Wesley College, RE: SBA - Dilapidation Reports, dated 16/6/2025 Email from USYD to The Sibly Centre, RE: SBA - Dilapidation Reports, dated 16/6/2025 | C | <p>a) Email correspondence confirming dilapidation reports were complete for relevant buildings/infrastructure around the SBA were sighted, dated between 12/6/2025-23/6/2025, prior to commencement of Construction. These emails also included links to evidence of submission of the reports to the building owners.</p> <p>b) Evidence of submission to the Certifier is as per Pre-Construction dilapidation reports listed in CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025.</p> <p>c) RCC advised there has been no request from the Planning Secretary for Pre-construction dilapidation reports.</p> |
| Archaeological Investigations | | | | |
| B14 | Prior to commencement of construction – Hospital Land, the further archaeological investigations fieldwork undertaken on this part of the site must have been completed. Evidence of the outcomes must be provided to Heritage NSW in accordance with S140-5303 permit. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Emails between USYD and Heritage NSW RE: Application under Section 140 of the Heritage Act 1977: Excavation Permit for archaeological monitoring and as ..., dated 5/3/2025 & 6/3/2025 | C | Evidence of submission of the outcomes of the archaeological investigations to Heritage NSW was sighted, dated 6/3/2025. Heritage NSW confirmed the "request has been uploaded to the Heritage Management System (HMS) and you have no further outstanding conditions on HMS 5303". Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was notified as 30th June 2025. |
| Ecologically Sustainable Development | | | | |
| B15 | Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5 star Green Star Buildings rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. | <ul style="list-style-type: none"> Interview with Auditees CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025 SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 NDY Consultant Advice Notice, SBA CAN No. G-104[1.0], Sustainability - Green Star Project Registration, dated 20/3/2025 | C | Evidence of registering for a minimum 5 star Green Star Buildings rating with the Green Building Council Australia was sighted, dated 20/3/2025. |

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| Item | |
| Project Name: | Sydney Biomedical Accelerator |
| Auditee/ Client: | Richard Crookes Construction Pty Ltd |
| Auditor: | Jo Hellborg, Morasey Environment Pty Ltd |
| Audit Details: | Independent Environmental Audit No. 2 |
| Project No.: | MERCOC SBA IEA2 13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|--|---|-------------------|--|
| Outdoor Lighting | | | | |
| B16 | Prior to commencement of lighting installation, evidence must be submitted to the Certifier that an outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | NT | The installation of outdoor lighting had not commenced at the time of the audit. To be captured in CC3. |
| Demolition | | | | |
| B17 | Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 (The Demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier. | <ul style="list-style-type: none"> FOA Acknowledgement Email - No Demo, dated 29/3/2025 Interview with Auditees | NT | Demolition scope was under an early works approval (in the form of a REF) involving a contract between University Infrastructure and PDC. The verification of compliance with the REF is outside the scope of this IEA. |
| Environmental Management Plan Requirements | | | | |
| B18 | Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025 Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025 RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025 Interview with Auditees | C | Reference to relevant guidelines is included in the CEMP and Sub-plans. |
| Construction Environmental Management Plan | | | | |
| B19 | Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with Condition A26 (Access to Information). The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) heritage induction for staff; (iv) management of dust and odour to protect the amenity of the neighbourhood; (v) stormwater control and discharge; (vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vii) groundwater management plan including measures to prevent groundwater contamination; (viii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (ix) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B20); (c) Construction Noise and Vibration Management Sub-Plan (see Condition B21); (d) Construction Waste Management Sub-Plan (see Condition B22); (e) Construction Flood Emergency Management Plan (see Condition B23); | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 CC1 - Staged Crown Certificate, Approval No. 2500028777, dated 15/5/2025 Interview with Auditees | C | <p>A review against Condition B19 was undertaken during the audit and found reference to the following:</p> <p>(a) Details of: (i) CEMP, Section 4.10 Construction hours (ii) CEMP, Section 4.11 24 Hours site contact details (iii) Included in Appendix C of the Aboriginal Heritage Management Plan (attached to the CEMP) (iv) Section 4.14.1 Air quality and dust control (v) Section 4.14.3 Stormwater control and discharge (vi) Section 4.14.2 Erosion and sediment control (vii) Section 4.14.4 Groundwater quality and control (viii) Section 4.14.11 External lighting (ix) Section 4.16 Communication and consultation</p> <p>(b) Appendix 6.2 (c) Appendix 6.3 (d) Appendix 6.4 (e) Appendix 6.5</p> <p>CC1 referenced Condition B19 - Construction Environmental Management Plan prepared by Richard Crookes Constructions dated 25 Jun 2025; evidence of submission to the Certifier prior to commencement of construction (30/6/2025).</p> <p>Note: The CEMP was available on the project website (https://sydneybiomedicalaccelerator.org), but not the current version at the time of IA1. Refer to Condition A26 for Non-compliance raised in relation to information on the project website.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassej Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC038A EAO 13 March 2026 |

| Result | Comment |
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| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|-----------|---|--|-------------------|---|
| B20 | The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TNSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) cumulative impacts from the Royal Prince Alfred Hospital Redevelopment and how they would be managed; (iii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iv) heavy vehicle routes, access and parking arrangements; (v) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (vi) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 Interview with Auditees | C | A review against Condition B20 was undertaken during the audit and found reference to the following: (a) Section 1.1, Sokaan Chhoun, Ticket No. TCT1036876 (b) Section 1.3 & Appendix E Consultation (c) detail: (i) Section 4 Construction traffic assessment and implications & Section 5 Construction traffic management measures (ii) Section 4.2 Nearby construction projects and cumulative impacts (iii) Section 4.4 Impacts on pedestrians & 4.9 Impacts on adjoining properties and local access (iv) Section 3.4 Construction vehicle access, 3.5 Construction vehicle haulage route & 3.7 Construction workers and parking (v) Appendix B Swept path analysis (vi) Section 3.2 Construction vehicle types, 5.6 Vehicular access & Appendix A City of Sydney CTMP standard requirement. |
| B21 | The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline (DECC, 2009)</i> including correction of noise management levels to 57dB(A) Leq(15min) for St Andrews College and 59dB(A) Leq(15min) for Wesley College and identification of noise management levels for works outside of standard construction hours pursuant to this guideline for all sensitive receivers. (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B21(d) ; (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of Condition B18 . | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 Interview with Auditees | C | A review against Condition B21 was undertaken during the audit and found reference to the following: (a) Table 1 of the CNVMP states the author, reviewer and contributors have significant experience in the assessment of construction noise and vibration, and are Members of the Australian Acoustical Society. CVs are included in Appendix B. (b) CNVMP, Section 8.2 Mitigation and management measures (c) CNVMP, Section 8.2 Mitigation and management measures (d) CNVMP, Section 10 Communication and consultation (e) CNVMP, Section 10 Communication and consultation (f) CNVMP, Section 8.3 Complaint handling (g) CNVMP, Section 11 Monitoring. |
| B22 | The Construction Waste Management Sub-Plan (CWMP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator CWMP, dated 12/5/2025 Interview with Auditees | C | A review against Condition B22 was undertaken during the audit and found reference to the following: (a) CWMP, Section 5 Reporting and compliance. Section 5.5 does not adequately address Condition B22(a) and relates mainly to sustainability / Green Star rather than the recording of each type of waste, including spoil removed from the site. (b) CWMP, Section 4.3 (c) CWMP, Section 4.4 |
| B23 | The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines; (c) include details of: (i) the flood emergency responses for construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025 Interview with Auditees | C | A review against Condition B23 was undertaken during the audit and found reference to the following: (a) Steve Gray, GRC Hydro has over 20 years experience within the flooding industry and is accredited by Engineers Australia through the National Engineering Register (NER# 2435438). (b) Flood behaviour summarised in Section 2.1; Risks and responses to minimise risk in Section 2.3 and 2.4 (c) (i) Refer Section 2.4 (ii) Refer Section 2.1 (iii) Refer Section 2.3 (iv) Refer Section 2.4; Image 3 illustrates the evacuation route from the site to recommended evacuation zones (v) Refer Section 2.4 (vi) Refer Section 2.2 |
| B24 | A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 Interview with Auditees | C | Appendix D of the CTPMP sets out the Driver Code of Conduct. |

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| Item |
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| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC SBA EAC 13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|-----------------------------|--|---|-------------------|--|
| Construction Parking | | | | |
| B25 | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on campus, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 SBA- SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Onsite inground works plan Interview with Auditees Site inspection, dated 13/3/2026 Email from USYD Senior Project Manager, dated 21/10/2025 Extract from USYD - Parking options at USYD campus, email dated 21/10/2025 | C | <p>The CTPMP, Section 3.7 addresses construction workers and parking as follows: "No construction worker parking will be provided on-site or in the vicinity of the Camperdown campus. Construction workers would be instructed to plan their travels and use public transport, walking, cycling or drop-off/ pick-up. All construction workers will be instructed not to park on the surrounding public roads. This will be incorporated in the workers induction program to ensure minimal parking impact on the surrounding roads".</p> <p>The onsite inground works plan allows for the parking of heavy vehicles on site as required using the designated heavy vehicle access. Truck marshalling is addressed in Section 3.9 of the CTPMP "All construction vehicles associated with the site would be parked wholly within the construction site. Truck drivers will coordinate with site managers and relevant site personnel to ensure that sufficient parking spaces are available to accommodate trucks within the site, prior to arrival at the site. This would ensure that there will be no trucks queuing or parking on the surrounding roads".</p> <p>Section 6.2 of the CTPMP addresses Construction Workforce Parking "Due to the constraints of the construction site, no on-site parking will be provided for construction workers. All construction workers will be encouraged and expected to use public transport and active transport to travel to/from the site, noting that the site is located within walking distance from extensive bus services, the nearby Redfern and Central train stations, and the surrounding cycling and pedestrian infrastructure". A nd a Transportation Strategy is documented in the CTPMP Section 6.5.1 "All workers and sub-contractors would be required to undergo a site induction before the commencement of construction works. The induction training will clearly inform workers that no construction worker parking spaces will be provided on-site and that on-street parking on the surrounding roads near the site shall be minimised".</p> <p>Workers are encouraged to use public transport and ample bicycle parking has been provided in the RCC site compound. This is communicated via inductions and toolbox talks. A campus map was provided showing parking available on Campus. There is also metered parking available on USYD campus grounds via payment through an app.</p> <p>Refer open actions from IA1 in the main report.</p> |
| B26 | Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with Condition A34 . This condition cannot be staged. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 SBA- SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 CC1 - Staged Crown Certificate, Approval No. 2500028777, dated 15/5/2025 Interview with Auditees Site inspection, dated 13/3/2026 https://sydneybiomedicalaccelerator.org/ https://www.usydney.edu.au/about-us/campuses/transforming-our-campus.html Email from USYD Senior Project Manager, dated 21/10/2025 | C | <p>CTMP, Section 6.5 sets out the Transport strategy and includes:</p> <p>Section 6.5.1 Site induction Section 6.5.2 On-site tool drop-off and storage facility Section 6.5.3 Provision of public transport information</p> <p>Evidence of submission to the Certifier is as per CC1. Refer Condition A26 for evidence related to the provision of information on the project website.</p> <p>Refer open actions from IA1 in the main report.</p> |
| B27 | Prior to the commencement of construction, the Applicant must provide sufficient temporary bicycle parking facilities in the vicinity of the site, equivalent in number to those recently removed adjacent to the Susan Wakil Health Building, for the duration of the construction works until bicycle parking forming part of the development is operational. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 Appendix K: Traffic Impact Assessment SBA- SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 PCA Acknowledgement of Bicycle Parking Letter, RE: SBA CC1A: SSSA B27 clarification, dated 8/7/2025 RCC Letter to MBC Group RE: SSD-55388456 Condition B27 Close out, undated Interview with Auditees Site inspection, dated 13/3/2026 Email from USYD Senior Project Manager, dated 21/10/2025 Temporary Bicycle Parking Plan Rev07 As Built, dated 28/8/2020 Photos of before and after bicycle parking, provided by RCC, dated 20/3/2026 | C | <p>There are approximately 1,300 bicycle parking spaces provided across the campus. The location of the bicycle parking spaces is illustrated in Figure 2.4 of the CTPMP.</p> <p>An undated letter from RCC to MBC Group "confirms that it will install new bicycle parking facilities similar to those being removed adjacent to the Susan Wakil Health Building prior to the completion of the of the Sydney Biomedical Accelerator Project as per those identified in the approved documents". As described in the Traffic Impact Assessment, the bike parking referred to in Condition B27 is the 14 racks impacted by the Bulk gas tank construction. At the time of IA1, USYD Advised these bike parking spaces had not yet been removed and are located at the rear of the Susan Wakil health Building. The condition is worded to indicate the bike parking has already removed which is not the case, with no bike parking removed as part of the development to date. The PCA has reviewed the condition and has accepted that this is not a critical item as these bike racks are currently not being used and there is sufficient bike parking in and around the buildings and on Western Avenue. PCA is happy for the bike parking to be installed at later date and required a letter from RCC stating that it will be installed.</p> <p>Since the last audit the bike parking was removed on 3/10/2025 and reinstated on 11/3/2025 in a location adjacent to the area the bike parking was removed. Photos of the new bike parking location were sighted.</p> <p>It is noted that the RPA development relocated some USYD bike parking to conduct their HV works and stormwater re-alignment, which is unrelated to the SBA development.</p> <p>Refer open actions from IA1 in the main report.</p> |

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| Result | Comment |
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| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
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| Soil and Water | | | | |
| B28 | Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Interview with Auditees Site inspection, dated 13/3/2026 | C | (a) Erosion and sediment controls were installed as per the ESCP. (b) Clean water diversions were in place in the form of water barriers, geofabric and coir logs. Refer Condition C21 for more information. |
| B29 | Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Interview with Auditees Site inspection, dated 13/3/2026 | C | Erosion and sediment controls were installed as per the ESCP. Refer Condition C21 for more information. |
| B30 | Prior to the commencement of construction, the Applicant describe the measures that must be implemented during construction 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. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Site inspection, dated 13/3/2026 | C | An Erosion and Sediment Control Plan (ESCP) has been prepared for construction and included: 'Sediment fencing around the site; Additional controls at an identified low point on the southern site boundary; Sediment traps for stormwater pits; Indicative overland flow route; Temporary construction access (subject to change to suit construction activities / staging); & all temporary stockpiles to be capped. The total site catchment has been designed to divert to a proposed sediment basin sized to cater for the 5 minute, 1 in 1-year ARI and 1 in 5-year ARI storm event. An overflow weir has been sized to accommodate the major 100-Year ARI storm event (directed to the existing undercroft). The Sediment basin can be relocated during the course of construction. |
| Flood Management | | | | |
| B31 | Prior to the commencement of construction, the Applicant must provide evidence from a suitably qualified civil or structural engineer to the Certifier confirming that: (a) all habitable floor levels are no lower than the 1% Annual Exceedance Probability (AEP) flood plus 500mm of freeboard and that the essential plant is above this level, except where there is any inconsistency with flood planning levels outlined in the Sydney Biomedical Accelerator SSD, Flood Assessment, prepared by GRC Hydro, dated 18 March 2024 and Sydney Biomedical Accelerator SSD – Reply to BCS advice, prepared by GRC Hydro, dated 16 May 2024, which prevail; (b) any structures below the PMF will be constructed from flood compatible building components having regard to the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events; (c) the structural integrity of the building has been designed to ensure safe and secure shelter-in-place of vulnerable persons, both during the PMF flood event and after the PMF flood event until flood waters have receded and it is safe to leave the building; and (d) building has been designed so that the part of the building that will be used for egress by those sheltering in place during a PMF event (or other submerging events) will be safe to be used for this purpose after the flood waters recede from the PMF event (or other submerging events). | <ul style="list-style-type: none"> 20250618 MMD CC1 Structural Design Statement_SSDA B31 Flood Management, dated 18/6/2025 Interview with Auditees | C | A Structural Design Statement for Flood Management was issued by Mott McDonald, dated 18/6/2025. The statement confirms that "we the Consultant, to the best of our knowledge and belief, are providing structural engineering design documents for the project, which meet the relevant conditions of B31 (Flood Management)" ... (b) and (c). The Mott McDonald Structural Design statement only applies to Condition B31 (b) and (c). RCC confirmed that Condition B31 parts (b) and (c) have been deferred to CC2 in agreement with the PCA and will be covered by design certification from the Civil Engineers (WSCEP). To be reviewed after issue of CC2. |
| Operational Noise - Design of Mechanical Plant and Equipment | | | | |
| B32 | Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the project noise trigger levels as identified in the Noise and Vibration Impact Assessment dated 28 August 2023 and prepared by Acoustic Logic must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels as identified in the Noise and Vibration Impact Assessment dated 28 August 2023 and prepared by Acoustic Logic. | <ul style="list-style-type: none"> Interview with Auditees | NT | To be captured in CCS. |
| Aboriginal Heritage | | | | |
| B33 | Prior to the commencement of construction, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity. | <ul style="list-style-type: none"> Interview with Auditees SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 AMBS Aboriginal Heritage Management Plan, SBA, Final, June 2025 Aboriginal Community Consultation Log_2.xlsx Appendix K - ACHA Final Report Issued to RAPs, dated 1/8/2025 | C | Evidence of consultation with RAPs is addressed in the AMBS Aboriginal Heritage Management Plan (AHMP), Section 2 and Appendix B. The ACHA Final Report was issued to RAPs on 1/8/2025, as evidenced in Appendix K of the AHMP. A summary consultation register is also maintained and included as Appendix B to the AHMP. Section 2.1 states "As per Condition B33 of the Project approval, the draft of this AHMP will be provided to the project RAPs for their review by email by IUSYD, requesting that any feedback or comment be provided within 14 days. Any relevant input received will be incorporated into the AHMP prior to finalisation. Copies of all correspondence with the RAPs with the draft is attached as Appendix B, along with a complete record of all communications. As per the ACHA, no Aboriginal heritage sites or areas of Aboriginal archaeological potential were identified within the SBA project area, and no further Aboriginal heritage investigations are required. As such, no further Aboriginal community consultation for the Project site is required during construction unless an unexpected Aboriginal heritage object is identified during works". |
| B34 | Prior to commencement of construction, workers must receive information on Aboriginal cultural heritage management requirements as part of the induction process. Records of these inductions must be documented and provided to the Certifier. | <ul style="list-style-type: none"> AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix C) SBA Project Site Induction Rev4 | C | An Aboriginal heritage induction is included as Appendix C to the AMBS Aboriginal Heritage Management Plan. The SBA Project Site Induction includes information on Aboriginal heritage. |

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| Project No. MERC/SBA/EA2_19 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |
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| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|---|--|-------------------|--|
| Landscaping | | | | |
| B35 | <p>Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, including replacing the Doryphora sassafras (Golden Sassafras) with a species identified on Council's tree species list, and provide it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> a) provide for the planting of 15 trees; b) detail the location, species, maturity and height at maturity of plants to be planted on-site; c) include species (trees, shrubs and groundcovers) indigenous to the local area; d) include minimum soil depths for planting on structure of 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layer; e) include the planting of trees with a pot container of 100 litres or greater; and f) ensure the spacing of Western Avenue trees has been reviewed by a qualified Arborist confirming that the spacing of the trees would allow trees to achieve a full canopy at maturity. | <ul style="list-style-type: none"> • Interview with Auditees • AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix C) | NT | Landscaping works had not commenced at the time of the audit. To be captured in CC3. |
| Tree Protection | | | | |
| B36 | <p>Prior to the commencement of construction, an Arboricultural Impact Assessment Report and Tree Protection Specification must be prepared by a suitably qualified professional, for the final design drawings for construction. The report must be submitted to the Certifier and incorporate:</p> <ul style="list-style-type: none"> a) generally the recommendations outlined in Arboricultural Impact Assessment Report, prepared by Martin Peacock Tree Care, dated 28 July 2023 and construction methodology outlined in Arboricultural Impact Assessment Report (Addendum A) prepared by Martin Peacock Tree Care, dated 19 March 2024; b) a detailed specification for tree sensitive construction methods to be utilised to minimise the impact of the works upon the trees, particularly Tree 54; and c) final Pruning Specification Plan. | <ul style="list-style-type: none"> • Interview with Auditees • Arboricultural Impact Assessment, SBA SSD-55388456, Martin Peacock Tree Care, dated 28/7/2023 • Arboricultural Impact Assessment, SBA SSD-55388456, Addendum A - Arborist Statement, dated 19/3/2024 • Landscape Specification, including Tree Protection Specification (Section 2.5) – prepared by Arcadia Landscape Architects in April 2024 • RE SBA CC query re SBA SDA Condition B36 (Tree Protection) BA22000687.msg | C | An addendum to the Arboricultural Impact Assessment Report prepared for the Sydney Biomedical Accelerator (Stage 1) provides additional information in relation to updated Landscape Plans detailing proposed development works within the Tree Protection Zone (TPZ) area of Tree 54. Tree sensitive construction methods are detailed in Section 3.0 of the addendum. |
| Construction and Demolition Waste Management | | | | |
| B37 | <p>Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.</p> | <ul style="list-style-type: none"> • Interview with Auditees • RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 • Email from RCC to TNSW Customer Journey Planning (CJP) RE: Sydney Biomedical Accelerator - CTMP Consultation, dated 27/5/2025 • Email from RCC to TNSW Customer Journey Planning (CJP) RE: Sydney Biomedical Accelerator - CTMP Consultation, dated 8/4/2025 | C | Construction vehicle haulage routes are set out in Section 3.5 of the CTPMP, and include routes for the transport of waste. Section 1.3 of the CTPMP states "Consultation has also been undertaken with TNSW concerning the truck haulage routes and the nominated truck sizes". Evidence of notification to the TNSW Traffic Management Centre (CJP) of the truck route(s) to be followed by trucks transporting material, including waste from the site was sighted as part of CTPMP consultation. |
| Operational Waste Storage and Processing | | | | |
| B38 | <p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. | <ul style="list-style-type: none"> • Interview with Auditees | NT | The construction of waste storage and processing areas had not commenced at the time of the audit. To be captured in CC3. |
| Operational Access, Car Parking and Service Vehicle Arrangements | | | | |
| B39 | <p>Prior to the commencement of construction of access to parking and servicing facilities, evidence that the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, complies with the latest version of AS 2890.2 must be submitted to the Certifier.</p> | <ul style="list-style-type: none"> • Interview with Auditees | NT | The construction of access to parking and servicing facilities had not commenced at the time of the audit. To be captured in CC3. |
| Helipad Operations | | | | |
| B40 | <p>If the existing Royal Prince Alfred Hospital (RPAH) helipad has not been decommissioned, prior to the commencement of any rooftop works, a suitably qualified and experienced aviation professional is to confirm in a report that any rooftop structures (including but not limited to flues, lift overruns, mechanical plant etc.) would not alter the flight paths to the existing Royal Prince Alfred Hospital helipad and that any impacts on aviation safety will be adequately managed. If flight paths are required to be altered, the report must identify the alternate flight paths.</p> | <ul style="list-style-type: none"> • Interview with Auditees | NT | Rooftop works had not commenced at the time of the audit. To be captured in CC3. |

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| Project No.: MERC0/SBA/EA2_13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|---|--|-------------------|--|
| PART C - DURING CONSTRUCTION | | | | |
| Site Notice | | | | |
| C1 | A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. | • Site inspection, dated 13/3/2026 | C | Compliant site notice observed to be displayed on the hoarding at the main site entrance. |
| Operation of Plant and Equipment | | | | |
| C2 | All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner. | • Interview with Auditees • Review of the Hammertech plant maintenance system | C | Daily checks are required on all plant and equipment. Plant equipment inductions are conducted prior to use on site and include a review of service records, calibration certificates (if required), pre-starts, plant hazard and risk assessments etc. Managed by Safety platform Hammertech. Includes on-site status. Evidence for plant inductions for excavators, piling rigs, forklifts, and cranes were reviewed on site. |
| Demolition | | | | |
| C3 | Demolition work must comply with the demolition work plans required by Australian Standard AS'2601-2001. The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B17 . | • PCA Acknowledgement Email - No Demo, dated 29/5/2025 • Interview with Auditees | NT | Demolition scope was under an early works approval (in the form of a REF) involving a contract between University Infrastructure and FDC. The verification of compliance with the REF is outside the scope of this IEA. |
| Construction Hours | | | | |
| C4 | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. | • RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 • RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 | C | Construction hours are documented in the CEMP, CNVMP, contract documentation and programs/schedules. |
| C5 | Construction activities may be undertaken outside of the hours in Condition C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works ; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. | • RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 • Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 • Interview with Auditees • USYD Notification Tower Crane Installation at Sydney Biomedical Accelerator (SBA) Site Friday 21 - Sunday 23 November, dated 14/11/2025 • SBA Upcoming Weekend Works - Tower Crane 1 Installation 6-7 December2025 (Information Sheet), dated 4/12/2025 • D19 SBA - Tower 2 Crane installation Saturday 10 Sunday 11 January 2026, dated 6/1/2026 • IA2 RFI 2, Received 25/3/2026 & Interview with Auditees 13/3/2026 & 27/3/2026 | NT | Approved working hours are documented in the CEMP and CNVMP. Two tower cranes were floated to site under Condition C5(d) during the audit period. A USYD Notification of Tower Crane Installation was sighted, dated 14/11/2025. The schedule of works was notified as follows: • Friday 21 November: Mobile crane delivery (7:00 am – 6:00 pm) • Saturday 22 November: Tower crane installation (5:30 am – 7:00 pm) • Sunday 23 November: Tower crane installation (5:30 am – 7:00 pm) Auditees advised the actual sequence of events related to Tower Crane installation was as per the below. TC1 Install: • Originally scheduled for Friday 21st to Sunday 23rd November. Rescheduled due to inclement weather (original notices sighted) • Install occurred between 5th and 8th December • Notification provided to neighbours and evidence sighted. The notice provided reflected a "worst case scenario", requiring works both Saturday & Sunday • The actual planned works (Deliveries and Installation) occurred during DA hours, over Friday, Saturday & Monday, with works primarily undertaken within the site boundary. NB: There was no notification issued to the Planning Secretary. The notification to residents for TC1 install on 6-7 Dec 2025 was not issued within 7 days as required by Condition C5, though it is noted that Auditees advised works were not conducted outside of the hours in Condition C4. TC2 Install: • Scheduled for Friday 9th to Sunday 11th January. Duration extended to Monday 12th January to ensure alignment with DA hours • Notification provided to neighbours sighted, dated 6/1/2026. The notice provided reflected a "worst case scenario", requiring works both Saturday & Sunday • As mentioned above, the actual planned works (Deliveries and Installation) occurred during DA hours, over Friday, Saturday & Monday, with works primarily undertaken within the site boundary. • Notification was provided to the surrounding neighbours regarding changes NB: There was no notification issued to the Planning Secretary. The notification for TC2 install on 10-11 Jan 2026 was not issued within 7 days as required by Condition C5, though it is noted that Auditees advised works were not conducted outside of the hours in Condition C4. |
| C6 | Notification of such construction activities as referenced in Condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | • Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 • Interview with Auditees | NT | As per Condition C5 . |
| C7 | Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. | • RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 • Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 • Interview with Auditees • Site inspection, dated 13/3/2026 | C | Hammering of existing concrete footings was undertaken within the audit period. No pile driving or other highly noise intensive works listed in Condition C7 are known to have been undertaken during the audit period. Approved working hours and Condition C7 restrictions for respite are documented in the CEMP and CNVMP, included in the project induction and displayed on the site notice board. Approved working hours are also included in contract requirements. |
| Implementation of Management Plans | | | | |
| C8 | The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans). | • RCC CEMP & Sub-plans • Interview with Auditees • Site inspection, dated 13/3/2026 | C | Implementation of the CEMP was assessed during the audit site inspection and verification of evidence. Findings are documented throughout the audit table and audit report. |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC SBA EAC 13 March 2026 |

| | |
|---------------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|-------------------------------------|--|---|-------------------|--|
| Construction Traffic | | | | |
| C9 | All construction 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 or an approved on-street work zone before stopping. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 Interview with Auditees Site inspection, dated 13/3/2026 Email from Molts Project Engineer, RE: SBA- Council or TNSW, dated 19/9/2025 | C | <p>Condition C9 is addressed in the RCC CEMP and CTPMP.</p> <p>All construction vehicles were observed to be contained wholly within the site during the audit site inspection.</p> <p>A Work Zone is set-up including a one lane closure on Western Ave from certain hours for the delivery of equipment, lifted by crane into the site.</p> <p>Auditees advised Western Avenue is not a TNSW or Council road (private road) so an ROL or other type of permit is not required for use of the work / loading zone, and Traffic Management Plans and TGS is all that is required.</p> |
| Hoarding Requirements | | | | |
| C10 | The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and 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. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 Interview with Auditees Site inspection, dated 13/3/2026 | C | Auditees advised no third party advertising is permitted on the hoarding. No advertising or graffiti was observed on the hoarding during the audit site inspection. |
| No Obstruction of Public Way | | | | |
| C11 | 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. | <ul style="list-style-type: none"> Interview with Auditees Site inspection, dated 13/3/2026 | C | No works were observed outside the project boundary and there was no obstruction of the public way observed. |
| Construction Noise Limits | | | | |
| C12 | The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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. | <ul style="list-style-type: none"> Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 Noise and Vibration Monitoring Monthly Reports: 04. Monthly Noise and Vibration Monitoring Report, Resonate September 2025, dated 1/10/2025 05. Monthly Noise and Vibration Monitoring Report Resonate October 2025, dated 3/11/2025 06. Monthly Noise and Vibration Monitoring Report Resonate November 2025, dated 2/12/2025 07. Monthly Noise and Vibration Monitoring Report Resonate December 2025, dated 5/1/2026 08. Monthly Noise and Vibration Monitoring Report Resonate January 2026, dated 3/2/2026 09. Monthly Noise and Vibration Monitoring Report Resonate February 2026, dated 2/3/2026 | C | <p>Resonate Consultants Pty Ltd (Resonate) are engaged to undertake unattended noise and vibration monitoring during construction to monitor the effect of construction noise and vibration at nearby sensitive receivers including the Susan Wakil Health Building (SWHB) to the north of the site; St Andrew's College (SAC) to the south of the site, Royal Prince Alfred Hospital (H1) to the west of the site, and Wesley College (WC) to the east of the site. Monthly reports are prepared in accordance with the Construction Noise and Vibration Management Plan (CNVMP).</p> <p>According to Resonate, measured noise levels were confirmed to be in general alignment with the predicted noise levels stated in the EIS (Acoustic Logic-SSDA Noise & Vibration Impact Assessment 20221419.4) during the audit period.</p> |
| C13 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential colleges outside of the construction hours of work outlined under Condition C4. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025 Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 RCC SBA Induction Rev4 | C | <p>Allowable working hours, including for deliveries is included in the RCC SBA Project Induction.</p> <p>Allowable working hours are also documented in the CEMP, CTPMP & CNVMP.</p> <p>RCC advised there have been no instances of vehicles arriving outside of allowable working hours.</p> |
| C14 | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised. | <ul style="list-style-type: none"> Hammertech equipment induction, Forklift Interview with Auditees 1330 - Sydney Biomedical Accelerator - Equipment Induction Details - TypeExcavator - Id Ref - SBA-011, dated 2/6/2025 1330 - Sydney Biomedical Accelerator - Equipment Induction Details - TypeExcavator - Id Ref - SBA-025, dated 6/8/2025 1330 - Sydney Biomedical Accelerator - Equipment Induction Details - TypeExcavator - Id Ref - SBA-036, dated 29/8/2025 Blank checklist item extract.png Plant Induction Quacker inspection item extract.png | C | The requirement for the use of quackers, also known as 'broadband alarms' is documented in the CNVMP. Evidence that a check for quackers (rather than beeper) reversing alarms was provided in equipment induction examples. |

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| Auditor: Jo Hellborg, Morassy Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No. 2 |
| Project No.: MERC SBA IEA2 13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---------------------------|--|--|-------------------|--|
| Vibration Criteria | | | | |
| C15 | Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management 'Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). | <ul style="list-style-type: none"> Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 Interview with Auditees Notification email about exceedance and requirement to address <p>Noise and Vibration Monitoring Monthly Reports:</p> <ul style="list-style-type: none"> 04. Monthly Noise and Vibration Monitoring Report, Resonate September 2025, dated 1/10/2025 05. Monthly Noise and Vibration Monitoring Report Resonate October 2025, dated 3/11/2025 06. Monthly Noise and Vibration Monitoring Report Resonate November 2025, dated 2/12/2025 07. Monthly Noise and Vibration Monitoring Report Resonate December 2025, dated 5/1/2026 08. Monthly Noise and Vibration Monitoring Report Resonate January 2026, dated 3/2/2026 09. Monthly Noise and Vibration Monitoring Report Resonate February 2026, dated 2/3/2026 Sydney Biomedical Accelerator Construction vibration site note, Resonate, dated 29/9/2025 | C | <p>The CNVMP sets out zoning for vibratory activities within nominated distances around the Susan Wakil Health Building (SWHB), which houses laboratories with vibration sensitive equipment. Attended vibration monitoring is triggered within the 6 metre zone for structural damage (refer Figure 5, CNVMP).</p> <p>Resonate Consultants Pty Ltd (Resonate) are engaged to undertake unattended noise and vibration monitoring during construction to monitor the effect of construction noise and vibration at nearby sensitive receivers including the Susan Wakil Health Building (SWHB) to the north of the site; St Andrew's College (SIAC) to the south of the site, Royal Prince Alfred Hospital (H1) to the west of the site, and Wesley College (WC) to the east of the site. Monthly reports are prepared in accordance with the Construction Noise and Vibration Management Plan (CNVMP).</p> <p>According to Resonate, measured noise levels were confirmed to be in general alignment with the predicted noise levels stated in the EIS (Acoustic Logic-SSDA Noise & Vibration Impact Assessment 20221419.4) during the audit period.</p> <p>Explanations for noise and vibration exceedances were provided in the monitoring reports.</p> <p>In September 2025 attended vibration trial measurements were undertaken by Resonate adjacent to the SWHB. Key outcomes are summarised below:</p> <ul style="list-style-type: none"> Structural risk: Vibration levels from the 13-tonne vibratory roller and bored piling rig were consistently below cosmetic damage thresholds (BS7385), even at distances <1m. Structural damage, including superficial/cosmetic damage is therefore considered very unlikely. Human comfort risk: Vibration Dose Values (VDV) are exceeded almost immediately at <5 m from the vibratory roller, indicating a high likelihood of occupant discomfort. At >5 m, acceptable operational durations extend significantly. Piling rig: Vibration levels remained close to background vibration levels, with negligible risk for either structural damage or human comfort impacts. <p>Resonate made the following key recommendations:</p> <ul style="list-style-type: none"> Operate high-vibration plant outside SWHB class and operational hours wherever practicable. Where not possible, limit operation times and provide respite periods. Undertake attended vibration monitoring during initial high vibration works to allow real-time corrective action if thresholds are approached. Apply practical noise and vibration controls, including localised screening, scheduling works around sensitive times, and selecting quieter/low-vibration equipment where feasible. Maintain proactive communication with stakeholders to manage expectations and reduce the likelihood of complaints. <p>Refer also to Condition C16.</p> |
| C16 | 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 C15 . | <ul style="list-style-type: none"> Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 RCC CNVMP, Figure 5 - St Andrews College, RPA & Susan Wakefield Building Interview with Auditees Sydney Biomedical Accelerator Construction vibration site note, Resonate, dated 29/9/2025 | C | <p>Vibration impact zones have been set out in the CNVMP, Figure 5 and includes St Andrews College, RPA & Susan Wakil Building.</p> <p>Attended measurements of a 13-tonne vibratory roller and bored piling rig were undertaken on 23/9/2025 to determine the safe working distance for structural damage and human comfort within SWHB. The results are presented in Resonate report 'S240427L18A'.</p> <p>Auditees vibratory compactors were used for construction / compaction of the piling pad and ACM zone. In September 2025 Resonate attended the site to conduct attended trial vibration measurements of the vibratory roller and bored piling rig to determine more site specific safe working distances than those outlined in the CNVMP. Given the sensitive nature of the SWHB, which houses laboratories, teaching spaces, and research facilities, the report dated 29/9/2025 presents additional recommendations to mitigate the effects of construction activities beyond those contained within the CNVMP S240427RP1, Revision E.</p> <p>Resonate made the following key recommendations with the goal to allow construction to proceed without adversely compromising the functionality and comfort of SWHB occupants:</p> <ul style="list-style-type: none"> Operate high-vibration plant outside SWHB class and operational hours wherever practicable. Where not possible, limit operation times and provide respite periods. Undertake attended vibration monitoring during initial high vibration works to allow real-time corrective action if thresholds are approached. Apply practical noise and vibration controls, including localised screening, scheduling works around sensitive times, and selecting quieter/low-vibration equipment where feasible. Maintain proactive communication with stakeholders to manage expectations and reduce the likelihood of complaints. <p>The auditor discussed how the project has implemented the above mitigation measures in an interview with RCC on 27/3/2026. The measures in place to date appear to be adequate, and it is understood that additional mitigation measures will be applied when works closer to the SWHB commence, such as switching off the vibratory function of the compactor in very close proximity to the SWHB boundary.</p> |
| C17 | The limits in Conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent. | <ul style="list-style-type: none"> Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025 Interview with Auditees | NT | Noted, As per the CNVMP. |

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| Project No.: MERC SBA_IBA2_13/March/2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|------------------------|--|--|-------------------|--|
| Tree Protection | | | | |
| C18 | <p>For the duration of the construction works:</p> <p>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;</p> <p>b) all street trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications;</p> <p>c) all trees on the site that are not approved for removal, particularly Tree T54, must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care, dated 28 July 2023 and Arboricultural Impact Assessment Report (Addendum A) prepared by Martin Peacock Tree Care, dated 19 March 2024; and</p> <p>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.</p> | <ul style="list-style-type: none"> Interview with Auditees Arboricultural Impact Assessment, SBA SSD-55388456, Martin Peacock Tree Care, dated 28/7/2023 Arboricultural Impact Assessment, SBA SSD-55388456, Addendum A - Arborist Statement, dated 19/3/2024 Landscape Specification, including Tree Protection Specification (Section 2.5) – prepared by Arcadia Landscape Architects in April 2024 RE SBA CC query re SBA SSDA Condition B36 (Tree Protection) BA22000687 Site inspection, dated 13/3/2026 Letter from Martin Peacock Tree Care RE: Project Arborist Supervision & Certification – Sydney Biomedical Accelerator Project, dated 2/2/2026 Letter from Martin Peacock Tree Care RE: Project Arborist Supervision & Certification – Sydney Biomedical Accelerator Project, dated 2/2/2026 Letter from Martin Peacock Tree Care RE: Project Arborist Supervision & Certification – Sydney Biomedical Accelerator Project, dated 2/2/2026 | C | <p>An addendum to the Arboricultural Impact Assessment Report prepared for the Sydney Biomedical Accelerator (Stage 1) provides additional information in relation to updated Landscape Plans detailing proposed development works within the Tree Protection Zone (TPZ) area of Tree 54. Tree sensitive construction methods are detailed in Section 3.0 of the addendum.</p> <p>a) There is no known interaction with street trees required as part of the SBA project.</p> <p>b) There were no street trees identified to require protection within the vicinity of the SBA project.</p> <p>c) Tree protection measures were observed to be in place around Tree 54 during the audit site inspection.</p> <p>d) There has been no known requirement to move the TPZ during the project.</p> <p>Three letters from the project arborist, Martin Peacock Tree Care were provided during the audit and provide a summary of Arborist supervision & certification undertaken on 20/6/2025, 18/7/2025 and 15/12/2025. Inspection of Tree T54 and the TPZ area on 15/12/2025 determined that there were no changes in the health of the tree since the commencement of development works, and no remedial action was recommended. The arborist noted that the TPZ area should be maintained until the landscaping stage of the project and Martin Peacock Tree Care should be notified prior to the commencement of any tree pruning or development works within the TPZ area.</p> |
| Air Quality | | | | |
| C19 | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Site inspection, dated 13/3/2026 Interview with Auditees | C | <p>Hoses were available for localised dust suppression. The site reportedly installed misters/water cannons along the site boundary during bulk excavation. A water cart was also reportedly available.</p> <p>Dust was not a noticeable issue at the time of the site inspection with rainfall recorded the day of the inspection.</p> |
| C20 | <p>During construction, the Applicant must ensure that:</p> <p>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>c) trucks associated with the development do not track dirt onto the public road network;</p> <p>d) public roads used by these trucks are kept clean; and</p> <p>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Site inspection, dated 13/3/2026 Interview with Auditees | C | <p>Batters were observed to be covered with shotcrete in some areas, reducing dust and erosion risk. Hoarding was placed around the site, reducing the risk of dust leaving the site. Geofabric was in use to cover exposed surfaces in some locations, reducing dust and erosion risk. A street sweeper was reportedly available as required, but was not observed on site.</p> |
| Soil and Water | | | | |
| C21 | All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Site inspection, dated 13/3/2026 | C | <p>A Sediment and Erosion Control Plan (ESCP) has been prepared for construction and included: Sediment fencing around the site; Additional controls at an identified low point on the southern site boundary; Sediment traps for stormwater pits; Indicative overland flow route; Temporary construction access (subject to change to suit construction activities / staging); & all temporary stockpiles to be capped.</p> <p>The total site catchment has been designed to divert to a proposed sediment basin sized to cater for the 5 minute, 1 in 1-year ARI and 1 in 5-year ARI storm event. An overflow weir has been sized to accommodate the major 100-Year ARI storm event (directed to the existing undercroft). The Sediment basin can be relocated during the course of construction.</p> <p>The ESCP includes the following requirements for discharge of water: "CONTRACTOR TO CONSTRUCT TEMPORARY SEDIMENT BASIN. WATER SHOULD BE ALLOWED TO SETTLE BEFORE DISCHARGE. CONTRACTOR MUST VERIFY THAT WATER QUALITY MEETS AUTHORITIES REQUIREMENTS PRIOR TO DISCHARGE. ACCUMULATED SEDIMENT SHOULD THEN BE REMOVED & DISPOSED OF IN ACCORDANCE WITH ENVIRONMENTAL MANAGEMENT PROCEDURES".</p> <p>Observation 2: The ESCP does not reflect the stage of works active at the time of the audit, and has not been updated during the project to reflect changing construction activities. The ESCP should be updated progressively throughout the project.</p> <p>Recommendation: Review and update the ESCP to reflect the current stage of construction works and ensure continued progressive updates are made to accurately reflect site conditions and required controls.</p> |

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| Project No. MERC/SBA/EA2_13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|---|--|-------------------|--|
| Imported Fill | | | | |
| C22 | The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. | <ul style="list-style-type: none"> Waste Tracking Register (various extracts) EI Australia Waste Classification Certificate E26780.E05.002_Rev1, 25-27 Leeds Street Rhodes NSW, dated 12/6/2025 Environment Protection Licence (EPL No. 4849), Rock and Dirt Recycling, South Windsor NSW 2756 EPA Section 143 Certificate, VENM, 800 Tonne, SSD-55388456 Cnr Western Ave & Cadigal Lane NSW, dated 11/7/2025 | C | <p>VENM (crushed sandstone) was imported for the crane piling platform from a development site at 25-27 Leeds Street Rhodes NSW. Road base 20mm and concrete aggregate has been imported from Rock and Dirt Recycling.</p> <p>A Waste Classification Certificate, dated 12/6/2025 classifies imported material as VENM (Natural: Sandstone, Pale grey-orange/brown, dry, no odour), and a Section 143 Certificate was sighted.</p> <p>The Moits Waste Tracking Register (WTR) is submitted to RCC weekly with the corresponding disposal / reuse receiving facility dockets. The WTR includes Date; Time; Vehicle Configuration; Material classification; Import/Export; Location; Docket Ref; Tonnage; Classification Report No. & Comments. Auditees advised internal approval to commence import or export is granted upon RCC's review of the Waste Classification Certificate issued.</p> <p>RCC advised there has been no change to the VENM import site.</p> <p>NB: This audit does not constitute a detailed waste audit. It is understood that waste tracking and the verification of waste classification and disposal practices is being conducted by contaminated land consultants and overseen by an EPA Site Auditor.</p> <p>Observation 3: The CEMP does not adequately describe the process for the import of fill to the site.</p> <p>Recommendation: Review and update the CEMP Section 4.13.6 to describe in more detail legislative (and due diligence) requirements for material import. This should include the Section 143 certificate process, conducting inspections of the source site, and conducting verification inspections of fill upon import to the site to ensure it is consistent with the classification.</p> |
| Disposal of Seepage and Stormwater | | | | |
| C23 | Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council (where required) must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter. | <ul style="list-style-type: none"> RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024 Site inspection, dated 13/3/2026 Moits Dewatering Management Plan, Version 1.1, dated 18/6/2025 Douglas Partners Dewatering Management Plan, dated 4/9/2025 Sydney Water Approval Discharge Construction Water monitoring and discharge - 216544 - Construction Water Approval Letter, dated 19/9/2025 Water Discharge Register Dewatering Permit examples (Refer Condition A25 for details) | C | <p>The ESCP includes the following requirements for discharge of water: "CONTRACTOR TO CONSTRUCT TEMPORARY SEDIMENT BASIN. WATER SHOULD BE ALLOWED TO SETTLE BEFORE DISCHARGE. CONTRACTOR MUST VERIFY THAT WATER QUALITY MEETS AUTHORITIES REQUIREMENTS PRIOR TO DISCHARGE. ACCUMULATED SEDIMENT SHOULD THEN BE REMOVED & DISPOSED OF IN ACCORDANCE WITH ENVIRONMENTAL MANAGEMENT PROCEDURES".</p> <p>The stormwater asset for the site is owned by Sydney Water (rather than Council).</p> <p>Sydney Water approved the proposed water discharge parameters set out in the Douglas Partners Dewatering Management Plan, in a letter dated 19/9/2025, "provided the rate of discharge is limited to 25 L/s and the construction water discharge is carried out as per the submitted Dewatering Management Plan".</p> <p>A Water Discharge Register is maintained and records the dates of each discharge event. Discharge Permits record the date and time of each discharge event and water quality results.</p> |
| Emergency Management | | | | |
| C24 | The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction. | <ul style="list-style-type: none"> RCC Incident and Emergency Response Plan, Assembly points on the oval RCC induction Hammettech Record: Emergency Evacuation Drill 7/3/2026 includes employees and contractors RCC Emergency Resue & Evacuation and Drill Plan | C | <p>An Incident and Emergency Response Plan has been prepared for the project and includes designated assembly points on the nearby oval.</p> <p>An Emergency Evacuation Drill was conducted on 6/3/2026 and records sighted.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasay Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No. 2 |
| Project No. MERC SBA_IBA2_13 March 2026 |

| | |
|--------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|---|-------------------|---|
| Stormwater Management System | | | | |
| C25 | <p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:</p> <p>a) be designed by a suitably qualified and experienced person(s);</p> <p>b) be generally in accordance with the conceptual design in the RTS;</p> <p>c) be in accordance with applicable Australian Standards; and</p> <p>d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p> | <ul style="list-style-type: none"> Interview with Auditees Email from USYD to MBC Group (Certifier) RE: SSDA Condition C25 - Stormwater Management System, dated 7/10/2025 Letter from WScE Pty Ltd to RCC RE: SBA Design Statement - SSDA Condition C25, dated 3/10/2025 SBA-SSD-55388456 - Commencement of Works Notification, dated 25/6/2025 Shoring Piles - SBA Shoring Wall Bored Piles - 22_07 | C | <p>Evidence of design of the operational stormwater system was sighted in a Design Statement from WScE Pty Ltd, dated 3/10/2025, evidence the design was completed (subject to 'ongoing coordination items with the consultant team') within 3 months of construction commencement.</p> <p>Evidence of submission of the design of the operational stormwater system to the Certifier was sighted, dated 7/10/2025.</p> <p>USYD issued a commencement of works notification to DPHI in a letter dated 25/6/2025. Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was noted as 30th June 2025.</p> <p>In further evidence received by RCC on 1/4/2026, commencement of works associated with CC1 occurred on the 22nd July 2025 (shoring pile install). An ITP for Shoring Wall Bored Piles, dated 22/7/2025 was provided as supporting evidence.</p> <p>Taking the above into account the operational stormwater management system on 3/10/2025 and submission to the Certifier for approval on 7/10/2025, was undertaken within the timeframe required by Condition C25.</p> |
| Aboriginal Cultural Heritage | | | | |
| C26 | <p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment prepared by Biosis dated 1 July 2024, including the unexpected finds procedure and procedure for the discovery of humans remains in the Aboriginal Cultural Heritage Management Plan (ACHMP) developed by Extent Heritage Pty Ltd (2018) for the Campus Improvement Program (CIP) (Extent Heritage Pty Ltd 2018).</p> | <ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment, Biosis, dated 1/7/2024 Aboriginal Cultural Heritage Management Plan (ACHMP) for the Campus Improvement Program (CIP), Extent Heritage Pty Ltd, dated 2018 AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix A) SBA Project Site Induction Rev4 | NT | <p>No unexpected finds of Aboriginal heritage are known to have been encountered during the audit period.</p> |
| Heritage | | | | |
| C27 | <p>Works related to heritage significant Gloucester House must be undertaken by appropriately qualified tradespersons (as appropriate) who are skilled in traditional building and engineering trades.</p> | <ul style="list-style-type: none"> Interview with Auditees, including the RCC Design Manager Urbis Section 4.55(1A) Modification Report SSD-55388456, Sydney Biomedical Accelerator, dated 7/8/2025 Modification of Development Consent Approval (SSD-55388456 MOD-1), dated 19/11/2025 | NT | <p>Condition C27 was assessed for modification (including the tie-in to Gloucester House) in the s4.55(1A) Modification Assessment Report. The Modification of Development Consent Approval (SSD-55388456 MOD-1) was sighted, dated 19/11/2025 and allows minor design changes for the construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works.</p> <p>Refer Condition A7 for more information.</p> |
| Unexpected Finds Protocol - Historic Heritage | | | | |
| C28 | <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>b) 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 as determined in consultation with Heritage NSW; and</p> <p>e) works may only recommence with the written approval of the Planning Secretary.</p> | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025 AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix A) Interview with Auditees | NT | <p>No unexpected finds of archaeological heritage are known to have been encountered during the audit period.</p> |
| Waste Storage and Processing | | | | |
| C29 | <p>All waste generated during construction 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.</p> | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 Site inspection, dated 13/3/2026 Waste Management Report Yaga Corporation September 2025 Waste Management Report Yaga Corporation October 2025 Waste Management Report Yaga Corporation November 2025 Waste Management Report Yaga Corporation December 2025 Waste Management Report Yaga Corporation January 2026 Waste Management Report Yaga Corporation February 2026 Interview with Auditees | C | <p>A Purple Cow skip bin was located within the project boundary.</p> <p>Construction waste is collected by Yaga Corporation and disposed to Bingo, Alexandria where it is sorted into Mixed waste, green waste, soil asphalt, cardboard/paper, timber, plastic, concrete, steel, metal, bricks, roof tiles, gyprock, glass & other. Monthly waste reports for the audit period were sighted and include a total quantity generated and total quantity recycled.</p> <p>No windblown litter was observed.</p> |
| C30 | <p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p> | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 Waste Tracking Register (various extracts) EI Australia Waste Classification Certificate E26811.E05.010_Rev0-SP6-GSWA, dated 22/1/2026 Disposal dockets - Cleanaway Kemps Creek, dated 21/1/2026 & 22/1/2026 EPL No. 4068, Cleanaway Pty Ltd Elizabeth Drive Landfill Facility Kemps Creek NSW 2178 Letter from EIAustralia RE: Environmental Status Letter at the proposed Sydney Biomedical Accelerator Complex, Sydney University, Access Land, Camperdown NSW, dated 26/3/2026 Letter from EIAustralia RE: Environmental Status Letter at the proposed Sydney Biomedical Accelerator Complex, Sydney University, Access Land, Camperdown NSW, dated 30/3/2026 EI Report - Snapshot_1.4.2026 | NC | <p>The Molls Waste Tracking Register (WTR) is submitted to RCC weekly with the corresponding disposal / reuse receiving facility dockets. Various extracts of the WTR were provided as evidence during the audit and included records of Date; Time; Vehicle Configuration; Material classification; Import/Export; Location; Docket Ref. Tonnage; Classification Report No. & Comments. Auditees advised internal approval to commence import or export is granted upon RCC's review of the Waste Classification Certificate issued.</p> <p>Asbestos contaminated soil was removed from the site during the IA2 audit period. Disposal dockets from Cleanaway Kemps Creek were sighted, dated 21/1/2026 & 22/1/2026. The total NET weight recorded on dockets for Contaminated Asbestos Soil sighted was 183 Tonnes.</p> <p>The EPL for Cleanaway Kemps Creek was provided by RCC.</p> <p>Discrepancies in waste tracking records were identified during the audit. RCC engaged EIA to undertake a review of circumstances resulting in these discrepancies. EIA drafted a letter, dated 25/3/2026 providing an environmental status update for the project. EI states provided an explanation for discrepancies in the estimated volume of stockpiled asbestos waste in the Waste Classification Certificate (48.54 Tonnes), compared with the final disposed asbestos waste of approximately 700 Tonnes. EI, 26/3/2026 reported the variation in tonnage between the WCC (EI, 2026a) and the disposed material arose from the following reasons: Excavation scope change; Demolition rubbles from fill and historical retaining wall; and Visual and lithological consistency. EIA drafted a second letter dated 30/3/2026 and confirmed an asbestos clearance letter report (ref. E26811.E11.009.Rev0, dated 20/3/2026) was prepared by EI post the removal of asbestos impacted soils and structures to confirm the complete removal of asbestos containing material within the area.</p> <p>Non-Compliance 1: Only the initial ~50T of material disposed from the site was classified under the EI Australia Waste Classification Certificate E26811.E05.010_Rev0-SP6-GSWA, dated 22/1/2026 as Special Waste Asbestos. Auditees, and a letter prepared by EIAustralia, dated 26/3/2026 have stated the total amount of Special Waste Asbestos disposed from the site amounted to approximately 700Tonnes, leaving 650 Tonnes not classified. It is noted that because all of the excavated material was disposed as Asbestos Waste, the actual environmental risk is low but the discrepancy highlights inconsistencies in the waste classification process.</p> <p>Recommendation: Ensure all future waste generated during construction is classified in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p> <p>NB: This audit does not constitute a detailed waste audit. It is understood that waste tracking and the verification of waste classification and disposal practices is being conducted by contaminated land consultants and overseen by an EPA Site Auditor. During this audit only a representative sample of waste disposal dockets were sighted (totalling 183 Tonnes disposed between 21/1/2026-22/1/2026). Any further discrepancies in the amount of Asbestos waste disposed were raised by RCC and EI Australia.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookas Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC SBA_IBA2_13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---------------------------|--|---|-------------------|---|
| C31 | 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. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 Site inspection, dated 13/3/2026 Interview with Auditees | C | Auditees advised concrete trucks enter site, back up to pour into piles; wash out into trays which are di. No concrete pumps have been utilised on site to date. There was no evidence of concrete slurry or wastewater leaving the site at the time of the audit. |
| C32 | The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 Purple Cow monthly waste report RCC Waste Tracking Registers, various | C | <p>Spoil is stockpiled per material type and classified by a suitably qualified and experienced consultant. Waste Classification Reports are generated and recorded on the Waste Tracking Register.</p> <p>General construction waste is stored in a skip bin and sorted into waste streams by contractors, Purple Cow.</p> <p>The Moits Waste Tracking Register (WTR) is submitted to RCC weekly with the corresponding disposal / reuse receiving facility dockets. Various extracts of the WTR were provided as evidence during the audit and include records of Date, Time, Vehicle Configuration, Material classification, Import/Export, Location; Docket Ref; Tonnage; Classification Report No. & Comments. Auditees advised internal approval to commence import or export is granted upon RCC's review of the Waste Classification Certificate issued.</p> <p>A register of proposed waste types and reuse, recycling and disposal locations was provided as part of the CWMP and included estimated volumes of the following waste types and reuse, recycling and disposal destinations:</p> <ul style="list-style-type: none"> Contaminated soils (ACM): 15.306m³ (TBC subject to RAP Addendum (potential cap and contain) Excavated VENM (subject to soil classification): TBC (Reuse for fill and landscaping where possible. Topsoil to be weed free. Beneficial reuse. Soil / Sand / Rubble / Fines: 690m³. Recycling. Green Waste: 2m³. Green waste facility. Concrete / Masonry / Tiles: 3.780m³. Recycling. Timber: 970m³. Recycling. Plasterboard: 345m³. Recycling. Metals: 995m³. Recycling. Plastic: 380m³. Recycling. Cardboard / Paper: 520m³. Recycling. Other: General Waste: 750m³ (Landfill) |
| C33 | The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines. | <ul style="list-style-type: none"> RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025 Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025 Waste Tracking Register EI Australia Waste Classification Certificate E26811.E05.010_Rev0-SP6-GSWA, dated 22/1/2026 Disposal dockets - Cleanaway Kemps Creek, dated 21/1/2026 & 22/1/2026 EPL No. 4068, Cleanaway Pty Ltd Elizabeth Drive Landfill Facility Kemps Creek NSW 2178 <p>Asbestos Fibre Air Monitoring Reports</p> <ul style="list-style-type: none"> 04. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, September 2025, dated 7/10/2025 05. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, October 2025, dated 27/10/2025 06. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, January 2026, dated 10/2/2026 07. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, February 2026, dated 4/3/2026 | C | <p>At the time of IA2, asbestos-contaminated material remained buried on site and capped in accordance with the RAP. Piling and installation of lift shafts had been undertaken through the asbestos capping layer, and services were also scheduled to be installed. Corvex, contamination consultants remained engaged to manage the asbestos containment zone and associated high risk works.</p> <p>Air monitoring reports summarise the results of airborne asbestos fibre air monitoring conducted at nominated control boundaries during excavation/ construction works at the site. Air monitoring was commissioned to evaluate the baseline background asbestos fibre concentration before and during asbestos remediation works, which were ongoing during the audit period. Airborne asbestos fibre concentration for all samples analysed and reported in representative reports reviewed for September & October 2025 and January and February 2026 were below 0.01 fibres/mL of air, which is the action limit specified in the Safe Work Australia Code of Practice on How to Safely Remove Asbestos.</p> <p>The Moits Waste Tracking Register (WTR) is submitted to RCC weekly with the corresponding disposal / reuse receiving facility dockets. Various extracts of the WTR were provided as evidence during the audit and include records of Date, Time, Vehicle Configuration; Material classification; Import/Export; Location; Docket Ref; Tonnage; Classification Report No. & Comments. Auditees advised internal approval to commence import or export is granted upon RCC's review of the Waste Classification Certificate issued.</p> <p>Asbestos contaminated soil was removed from the site during the IA2 audit period. Disposal dockets from Cleanaway Kemps Creek were sighted, dated 21/1/2026 & 22/1/2026. The total NET weight recorded on dockets for Contaminated Asbestos Soil sighted was 183 Tonnes.</p> <p>The EPL for Cleanaway Kemps Creek was provided by RCC.</p> <p>Refer to Condition C30 for details.</p> |
| Outdoor Lighting | | | | |
| C34 | The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | <ul style="list-style-type: none"> Site inspection, dated 13/3/2026 Interview with Auditees | NT | Auditees advised no external lighting had been installed at the time of the audit. To be captured in CC3. |
| Site Contamination | | | | |
| C35 | <p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <p>a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</p> <p>b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>c) the recommendations of the Remediation Action Plan prepared by Douglas Partners dated July 2023.</p> | <ul style="list-style-type: none"> Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025 Report on Detailed Site Investigation (Contamination), Sydney Biomedical Accelerator (SBA), Douglas Partners, Rev 1 dated 31/7/2023 Report on Supplementary Contamination Investigation, Enabling Works Sydney Biomedical Accelerator Complex, Prepared for FDC Construction, Douglas Partners, dated 3/9/2024 | C | <p>The remediation approach recommended in the RAP includes a 'triage' approach to preferentially relocate asbestos contaminated fill for on-site management, and where practicable off-site disposal of non-asbestos contaminated soils. The general sequence is outlined as follows:</p> <ul style="list-style-type: none"> Task 1: Sorting / management of asbestos impacted fill; Task 2: Cap and contain of asbestos contaminated fill within the former Bosch 1B basement through a 'cap and contain' approach (preferentially for asbestos contaminated soils exceeding screening levels); Task 3: Relocation of asbestos contaminated fill at depth (i.e. where soils meet the adopted screening levels); Task 4: Off-site disposal of surplus fill; and Task 5: Asbestos clearance(s) following relocation / disposal of asbestos contaminated fill. |
| C36 | The unexpected finds procedure within the Remediation Action Plan prepared by Douglas Partners dated July 2023 must be updated following results of further site investigations undertaken in accordance with Condition C35 and implemented throughout duration of project work. | <ul style="list-style-type: none"> Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025 Interview with Auditees EIAustralia Asbestos Clearance Inspection at Cadgial Lane, Camperdown NSW, dated 20/3/2026 Email chain between RCC and EPA Site Auditor Louise Walkden, Ramboll, dated 29/1/2026 to 2/2/2026 Email from Douglas Partners to RCC RE: Summary remediation memo, dated 23/3/2026 | NT | <p>There was one unexpected find (UEF) of asbestos during the audit period: A buried retaining wall with ACM sheeting backing the wall was uncovered. Part of the wall was removed as an unexpected find with validation sampling conducted by EIAustralia (with reports/results reviewed by Douglas and included in the validation report). However, the wall was later identified to extend further and encroach on a Sydney Water asset, complicating further removal.</p> <p>The UEF and options for management were discussed via email with EPA Site Auditor Louise Walkden, Ramboll and she agreed that "containment is a feasible solution and can be captured in the LTEMP".</p> <p>An Asbestos Clearance Inspection of the area was sighted, dated 20/3/2026.</p> <p>An email from Douglas Partners to RCC, dated 23/3/2026 states "Following the find Douglas discussed with the (NSW EPA accredited) Site Auditor the nature of the find and proposed remediation options. Based on discussions the Auditor agreed the existing strategies in the RAO were sufficient to manage the find".</p> |
| C37 | If, based on further site investigations undertaken in accordance with Condition C34 , it is determined that additional remediation works are required or ongoing on-site management of soil or groundwater contamination is required, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. | <ul style="list-style-type: none"> Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025 Report on Detailed Site Investigation (Contamination), Sydney Biomedical Accelerator (SBA), Douglas Partners, Rev 1 dated 31/7/2023 EIAustralia Asbestos Clearance Inspection at Cadgial Lane, Camperdown NSW, dated 20/3/2026 Email chain between RCC and EPA Site Auditor Louise Walkden, Ramboll, dated 29/1/2026 to 2/2/2026 | C | <p>There was one unexpected find (UEF) of asbestos during the audit period: A buried retaining wall with ACM sheeting backing the wall was uncovered. Part of the wall was removed as an unexpected find with validation sampling conducted by EIAustralia (with reports/results reviewed by Douglas and included in the validation report). However, the wall was later identified to extend further and encroach on a Sydney Water asset, complicating further removal.</p> <p>The UEF and options for management were discussed via email with EPA Site Auditor Louise Walkden, Ramboll and she agreed that "containment is a feasible solution and can be captured in the LTEMP".</p> <p>An Asbestos Clearance Inspection of the area was sighted, dated 20/3/2026.</p> |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC/SBA IEA2 13 March 2026 |

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| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|--|---|-------------------|---|
| C38 | Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by Douglas Partners dated July 2023 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor. | <ul style="list-style-type: none"> Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025 Douglas Partners Memorandum to RCC RE: Interim Validation Results - Eastern Section the Site, dated 15/7/2025 Email from Douglas Partners to RCC RE: Summary remediation memo, dated 20/3/2026 20251021 8471106 Testing approximate markup.pdf | C | <p>Interim Validation Results for the Eastern Section the Site, prepared by Douglas Partners on 15/7/2025 was sighted as evidence of implementation of the RAP. The Memorandum notes "validation sampling to date has been undertaken in the eastern part of the site upon reaching bulk excavation levels, i.e., where fill is proposed to be retained".</p> <p>The Memorandum is interim only with further inspection / testing to be reviewed as part of the final site validation report.</p> <p>Since the Douglas Memo was prepared on 15/7/2025, further validation testing and inspection has been undertaken by Douglas for remaining site areas, including review and inspection relating to the capped asbestos soils in the former Bosch 1B building area, and testing of retained soils. An approximate field test plan was sighted.</p> <p>In addition, continuing waste classification and occupational hygiene advice has been undertaken by others during earthworks.</p> <p>The summary information and additional testing / documentation prepared to date is intended to be provided in an overall summary validation report, which is to be reviewed by a third party Site Auditor under the NSW EPA Site Auditor Scheme.</p> |
| C39 | Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s). | <ul style="list-style-type: none"> Interview with Auditees | NT | RCC advised the remediation is not staged. A NSW EPA-accredited Site Auditor has been engaged. |
| C40 | The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination. | <ul style="list-style-type: none"> Interview with Auditees | NT | There has been no known change in risk in relation to any pre-existing contamination on the site that would result in significant contamination. |
| Independent Environmental Audit | | | | |
| C41 | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements. | <ul style="list-style-type: none"> Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025 | C | This audit is being undertaken in accordance with the DPHI Independent Audit Post Approval Requirements, May 2020. Refer to Audit Report. |
| C42 | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit. | <ul style="list-style-type: none"> Letter from DPHI to the University of Sydney RE: USYD & RPA Sydney Biomedical Accelerator Project - Independent Auditor agreement request, dated 18/8/2025 | C | Josephine Hellborg of Morasey Environment Pty Ltd was appointed by nominee of the Planning Secretary to prepare and undertake the IEAs for the project's construction phase in a letter dated 18th August 2025. |
| C43 | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced. | <ul style="list-style-type: none"> Interview with Auditees | NT | There has been no such request by the Planning Secretary. |
| C44 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under Condition C41 of this consent, or Condition C43 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary. | <ul style="list-style-type: none"> DPHI Independent Audit Post Approval Requirements, May 2020 Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025 Independent Audit - Proponent review and response SSD-55388456, dated 14/11/2025 Post Approval Form_20251114044549_USYD & RPA SBA Project - SSD-55388456-PA-6, Independent Environmental Audit Report, dated 14/11/2025 DPHI Major Projects Post Approval Document Received (SSD-55388456-PA-6), lodged 14/11/2025 https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html#accordion-gab180ca2-item-a9d5422ed3 | C | <ul style="list-style-type: none"> a) The Proponent review and response SSD-55388456 was sighted, dated 14/11/2025 b) Evidence of submission of the Proponent's response to DPHI was sighted, dated 14/11/2025 c) Independent Audit Report 1, and the Proponent's response to audit findings was verified to be uploaded to the project website |
| C45 | Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary. | <ul style="list-style-type: none"> DPHI Independent Audit Post Approval Requirements, May 2020 Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025 Independent Audit - Proponent review and response SSD-55388456, dated 14/11/2025 Post Approval Form_20251114044549_USYD & RPA SBA Project - SSD-55388456-PA-6, Independent Environmental Audit Report, dated 14/11/2025 DPHI Major Projects Post Approval Document Received (SSD-55388456-PA-6), lodged 14/11/2025 | C | Evidence of submission of Independent Audit Report 1 and the Proponent's response to DPHI was sighted, dated 14/11/2025, within two months of the audit site inspection on 16/9/2025. |
| C46 | Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | <ul style="list-style-type: none"> Interview with Auditees | NT | There has been no such request by the Planning Secretary. |
| Part D - Prior to Commencement of Operation | | | | |
| Notification of Operation | | | | |
| D1 | At least one month before commencement of any operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | | NT | |
| External Walls and Cladding | | | | |
| D2 | Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | | NT | |
| D3 | A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it. | | NT | |
| Design Matters | | | | |
| D4 | Prior to the commencement of operation, a revised 3D electronic model must be prepared resolving any inconsistencies with the design illustrated in the plans and the former model and submitted to Council's Model Team. The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. | | NT | |
| D5 | Prior to the commencement of operation, an accurate 1:500 scale model of the development as constructed must be submitted to Council's Model Team. | | NT | |
| Public Art | | | | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC/SBA/EA2_13 March 2026 |

| | |
|---------------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|---|----------|-------------------|----------------------------------|
| D6 | Prior to occupation of the building, the Applicant must prepare and submit to Council a Final Public Art Report, including photos of the installed artwork(s), as built drawings and ongoing ownership details and maintenance information. | | NT | |
| Works as Executed Plans | | | | |
| D7 | Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. | | NT | |
| Warm Water Systems and Cooling Systems | | | | |
| D8 | The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | | NT | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC/SBA/EA2_19 March 2026 |

| | |
|---------------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|--|----------|-------------------|----------------------------------|
| Outdoor Lighting | | | | |
| D9 | Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. | | NT | |
| Mechanical Ventilation | | | | |
| D10 | Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW. | | NT | |
| Operational Noise - Design of Mechanical Plant and Equipment | | | | |
| D11 | Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B32 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment dated 28 August 2023 and prepared by Acoustic Logic. | | NT | |
| Fire safety certification | | | | |
| D12 | Prior to occupation of the building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building. | | NT | |
| Emergency Response | | | | |
| D13 | Prior to occupation of the building, an Emergency Plan is developed for the site in accordance with Hazardous Industry Planning Advisory Paper No 1 - Emergency Planning (Planning, 2011). | | NT | |
| D14 | Prior to occupation of the building, an Emergency Services Information Package be prepared in accordance with Fire safety guideline – Emergency services information package and tactical fire plans (Fire and Rescue, 2019). | | NT | |
| Structural Inspection Certificate | | | | |
| D15 | Prior to occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. | | NT | |
| Post - Construction Dilapidation Report - Protection of Public Infrastructure | | | | |
| D16 | Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B10 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads); c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary within 48 hours when requested. | | NT | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassej Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC038A EA2 - 19 March 2026 |

| | |
|--------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|----------|-------------------|----------------------------------|
| Repair of Public Infrastructure | | | | |
| D17 | <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p> | | NT | |
| Post-Construction Survey - Adjoining Properties | | | | |
| D19 | <p>Where a pre-construction survey has been undertaken in accordance with condition B12, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B12; b) be provided to the owner of the relevant buildings surveyed; c) be provided to the Certifier; and d) be provided to the Planning Secretary within 48 hours when requested. | | NT | |
| D20 | <p>Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.</p> | | NT | |
| Bicycle Parking and End-of-Trip Facilities | | | | |
| D21 | <p>Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) the provision of a minimum 137 staff and 94 visitor/student bicycle parking spaces; b) the provision of a minimum 203 lockers and 21 showers; c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; d) the provision of end-of-trip facilities for staff; and e) appropriate pedestrian and cyclist advisory signs are to be provided. <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p> | | NT | |
| Helipad Operations | | | | |
| D22 | <p>If condition B40 identifies that the flight paths to the existing RPA hospital helipad are required to be altered, the Applicant must provide evidence to the Certifier that new flight paths have been established in accordance with Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation and other relevant National and International guidelines, and a Visual Flight Rules (VFR) Approach and Departure Paths survey of the new flight paths has been provided to the Planning Secretary and Council for information prior to the commencement of operations or timing as otherwise agreed by the Planning Secretary.</p> | | NT | |
| Easements | | | | |
| D23 | <p>Prior to occupation of the building, a registered easement under section 88A or 88B of the Conveyancing Act 1919 must be obtained, which can only be revoked, varied or modified with the consent of the Planning Secretary, and which provides for right of way over private roads connecting the site to Missenden Road registered on title of Lot 1000 DP 115979.</p> | | NT | |
| Utilities and Services | | | | |
| D24 | <p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p> | | NT | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC038A EA2 13 March 2026 |

| | |
|--------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|---|----------|-------------------|----------------------------------|
| Stormwater Operation and Maintenance Plan | | | | |
| D25 | Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. | | NT | |
| Signage | | | | |
| D26 | Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas. | | NT | |
| Operational Waste Management Plan | | | | |
| D27 | Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in RIS | | NT | |
| Site Contamination | | | | |
| D28 | If, based on further site investigations undertaken in accordance with condition C35, it is determined that additional remediation works are required or ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied: a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan. If ongoing on-site management of soil or groundwater contamination is required, prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with. c) where ongoing on-site management of soil or groundwater contamination is required, prior to commencement of operation a covenant must be registered on the title of the land binding the owners and future owners to be responsible for ongoing maintenance and any future rehabilitation works required in terms of the encapsulated/remaining contaminated materials, including the discharge or prevention of discharge from any contaminants or for any works subsequently required by the NSW Environment Protection Authority. A copy of the revised certificate of land title must be submitted to Council and the Certifier prior to commencement of operation. | | NT | |
| Landscaping | | | | |
| D29 | Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) required under Condition B35. | | NT | |
| D30 | Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) be consistent with the Applicant's Management and Mitigation Measures in the RIS. | | NT | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morassey Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No. MERC058A EAO 13 March 2026 |

| | |
|--------|--------------------|
| Result | Comment |
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|--|--|----------|-------------------|----------------------------------|
| Loading Dock Management Plan | | | | |
| D31 | Prior to commencement of operation, a Loading Dock Management Plan must be prepared and submitted to the Planning Secretary for approval. The plan must outline procedures for the management of deliveries and pick-ups within the new consolidated loading dock on Cadigal Lane, including provision for advance bookings, access hours restricted to between 6am and 10pm and details of how traffic circulation conflicts within the loading dock, driveway and access road will be managed. This Plan must ensure that any potential traffic and pedestrian safety impacts associated with the loading dock operation identified by the RSA required by condition B7 are mitigated. | | NT | |
| Operational Flood Emergency Management Plan | | | | |
| D32 | Prior to the commencement of the operation, a Flood Emergency Management Plan (FEMP) must be submitted to the Certifier that: a) is prepared by a suitably qualified and experienced person(s); b) incorporates the flood emergency management measures outlined in Sydney Biomedical Accelerator SSD - EEMP, prepared by GRC Hydro, dated 18 March 2024 and Sydney Biomedical Accelerator SSD - Reply to BCS advice, prepared by GRC Hydro, dated 16 May 2024. c) addresses the provisions of the Floodplain Risk Management Guidelines; d) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols, particularly for vulnerable people (including persons with a disability and children); and e) awareness training for employees and contractors, and visitors. | | NT | |
| Green Travel Plan | | | | |
| D33 | Prior to commencement of operation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must implement measures to promote the use of active and sustainable transport modes, as outlined in the Green Travel Plan (GTP) section in the Traffic Impact Assessment, prepared by SCT Consulting, dated 19 October 2023 or the University's revised Sustainable Transport Access Management Plan (STAMP), whichever is the later. | | NT | |
| Part E - Post Occupation | | | | |
| Operation of Plant and Equipment | | | | |
| E1 | All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner. | | NT | |
| Warm Water Systems and Cooling Systems | | | | |
| E2 | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | | NT | |
| Loading Dock Management Plan | | | | |
| E3 | The Applicant must implement the Loading Dock Management Plan approved under condition D31. | | NT | |
| Operational Flood Emergency Management Plan | | | | |
| E4 | The FEMP required by condition D32 must be implemented for the development at all times and must be reviewed annually. | | NT | |
| Environmental Management Plan | | | | |
| E5 | Upon completion of remediation works, where ongoing on-site management of soil or groundwater contamination is required, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D28 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997. | | NT | |

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| Item |
| Project Name: Sydney Biomedical Accelerator |
| Auditee/ Client: Richard Crookes Construction Pty Ltd |
| Auditor: Jo Hellborg, Morasse Environment Pty Ltd |
| Audit Details: Independent Environmental Audit No.2 |
| Project No.: MERC038A EA2 13 March 2026 |

| Result | Comment |
|--------|--------------------|
| NC | Non-Compliant (NC) |
| C | Compliant |
| NT | Not Triggered |

| Condition | Requirement | Evidence | Compliance Status | Audit Findings & Recommendations |
|---|--|----------|-------------------|----------------------------------|
| Operational Noise Limits | | | | |
| E6 | The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels as identified in the Noise and Vibration Impact Assessment dated 28 August 2023 and prepared by Acoustic Logic. | | NT | |
| E7 | The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the project noise trigger levels as identified in the Noise and Vibration Impact Assessment dated 28 August 2023 and prepared by Acoustic Logic. Should the noise monitoring program identify any exceedance of the project noise trigger levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the project noise trigger levels or provide attenuation measures at the affected noise sensitive receivers. | | NT | |
| Unobstructed Driveways and Parking Areas | | | | |
| E8 | All public driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises. | | NT | |
| Ecologically Sustained Development | | | | |
| E9 | Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Buildings Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B15 , evidence of compliance of implementation must be provided to the Planning Secretary and Certifier. | | NT | |
| Outdoor Lighting | | | | |
| E10 | Notwithstanding condition D9 , should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level. | | NT | |
| Landscaping | | | | |
| E11 | The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development. | | NT | |
| Hazards and Risks | | | | |
| E12 | The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids. | | NT | |
| E13 | In the event of an inconsistency between the requirements of condition E12(a) and E12(b) , the most stringent requirement must prevail to the extent of the inconsistency. | | NT | |
| Discharge Limits | | | | |
| E14 | The development must comply with section 120 of the POEO Act, which prohibits the pollution of water | | NT | |

Independent Environmental Audit Report

Richard Crookes Constructions Pty Ltd

Sydney Biomedical Accelerator (SSD-55388456)

Attachment 2: Planning Secretary Appointment of Experts

NSW Planning ref: SSD-55388456-PA-4

Jagjeet Shergill
Town Planning Manager
The University of Sydney
22 Codrington Street
Darlington NSW 2008
18/08/2025

Sent via the Major Projects Portal only

Subject: USYD & RPA Sydney Biomedical Accelerator Project - Independent Auditor agreement request

Dear Mr Shergill

I refer to your request (SSD-55388456-PA-4) for the Planning Secretary's agreement to a suitably qualified, experienced and independent person to conduct the construction Independent Environmental Audits (**IEA**) for the USYD & RPA Sydney Biomedical Accelerator Project (**project**), submitted to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) pursuant to Schedule 2, Condition C42 of SSD-55388456 (**consent**) on 6 August 2025.

NSW Planning has reviewed the proposal, and based on the information you have provided is satisfied that they are suitably qualified, experienced and independent.

Consequently, as nominee of the Planning Secretary, I agree to the appointment of Josephine Heltborg of Morasey Environment Pty Ltd to prepare and undertake the IEAs for the project's construction phase.

Please ensure that this correspondence is appended to each final IEA report.

Each IEA must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions C41, C42, C44, C45 and the *Independent Audit Post Approval Requirements (2020) (IAPAR)*. Failure to meet these requirements will require revision and resubmission.

The auditor approved above must also attend all site inspections that form a part of each IEA and each final IEA report.

Please note that is an agreement to the auditor listed above for the construction phase of the project only. If there are any changes to the approved auditor or audit organisation, a new request must be submitted to and agreed by the Planning Secretary prior to any commencement of the relevant IEA.

For all future stages of the project, you must submit a request for a different IEA organisation and auditor to be agreed to, where required by the consent and the IAPAR.

NSW Planning nevertheless reserves the right to request an alternative auditor for future audits, should it be appropriate in the circumstances.

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

Yours sincerely

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

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Independent Environmental Audit Report

Richard Crookes Constructions Pty Ltd

Sydney Biomedical Accelerator (SSD-55388456)

Attachment 3: Independent Audit Declaration Form

Independent Audit Report Declaration Form

| | |
|-------------------------------|---|
| Project Name | Sydney Biomedical Accelerator |
| Consent Number | SSD-55388456 |
| Description of Project | Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works. |
| Project Address | Land in the suburbs of Oxley Park, North St Marys, St Marys, Werrington, Werrington County, Kingswood, Claremont Meadows, Caddens, St Clair, Erskine Park, Orchard Hills, Luddenham, Greendale, Badgerys Creek, Kemps Creek and Bringelly, in the City of Penrith and City of Liverpool local government areas. |
| Proponent | The University of Sydney |
| Title of Audit | Independent Environmental Audit No. 1 |
| Audit Date | 13 th March 2026 |

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. 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 Auditor | Josephine Heltborg |
| Signature |  |
| Qualification | Master of Environmental Management Exemplar Global Auditor Number 111000 |
| Company | Morasey Environment Pty Ltd |

Independent Environmental Audit Report

Richard Crookes Constructions Pty Ltd

Sydney Biomedical Accelerator (SSD-55388456)

Attachment 4: Consultation Records

From: Jo Heltborg
Sent: Tuesday, 10 February 2026 11:24 AM
To: 'DPE PSVC Compliance Mailbox'
Subject: Independent Audit 2 - SSD-55388456 Sydney Biomedical Accelerator Project - Consultation

Good Afternoon,

As the independent auditor engaged for Sydney Biomedical Accelerator Project (SSD-55388456), I am consulting with DPHI on the scope of the Initial Construction Independent Audit in accordance with Section 3.2 of the Department's Independent Audit Post Approval Requirements (or IAPAR).

The 2nd Independent Audit is scheduled to commence with a site inspection on **13th March 2026** and pertains to post-approval requirements and compliance during Construction.

The proposed scope of the audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- an assessment of compliance with SSD-55388456 Schedule 2, Parts A, B, and C;
- an assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
 - feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project during the audit period;
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

In providing input to the scope, we kindly request that DPHI confirm any key issues it would like examined, relating to post-approval requirements and compliance, including other agency consultation.

We look forward to hearing from you prior to the audit (13th March 2026).

Kind regards,

III MORASEY

Josephine Heltborg
Principal Environmental Auditor
Morasey Environment Pty Ltd
M: 0414 554 277
E: jo@morasey.com.au

From: Jo Heltborg
Sent: Tuesday, 10 February 2026 11:26 AM
To: City of Sydney
Subject: Independent Audit 2 - SSD-55388456 Sydney Biomedical Accelerator Project - Consultation

Good Afternoon,

As the independent auditor engaged for Sydney Biomedical Accelerator Project (SSD-55388456), I am consulting with Council on the scope of the Initial Construction Independent Audit in accordance with Section 3.2 of the Department's Independent Audit Post Approval Requirements (or IAPAR).

The 2nd Independent Audit is scheduled to commence with a site inspection on **13th March 2026** and pertains to post-approval requirements and compliance during Construction.

The proposed scope of the audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- an assessment of compliance with SSD-55388456 Schedule 2, Parts A, B, and C;
- an assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
 - feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project during the audit period;
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

In providing input to the scope, we kindly request that City of Sydney confirm any key issues it would like examined, relating to post-approval requirements and compliance, including other agency consultation.

We look forward to hearing from you prior to the audit (13th March 2026).

Kind regards,

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