Sydney Biomedical Accelerator

Independent Audit IA3 – Proponent’s review and response

SSD-55388456

09 November 2026

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Introduction

Project Application Number and Project Name

SSD-55388456 – Sydney Biomedical Accelerator

Site Address

Western Avenue and Cadigal Lane, Camperdown (Part Lot 1 DP11718004 and Part Lot 1000 DP1159799)

Project Contact Details

Client Representative	Anthony Murphy, Janani Suseelar
Contractor	Richard Crookes Constructions

Independent Auditor

Josephine Heltborg, Morasey Environment Pty Ltd

Independent Audit Date

10 September 2026

Proponent response

The Independent Audit Report prepared by Morasey Environment Pty Ltd dated 23rd October 2026 has been reviewed and the response to the audit findings are listed in the table below. In relation to non-compliance, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	PROPONENTS RESPONSE TO AUDIT FINDINGS	RESPONSIBLE PERSON, DUE DATE & STATUS
NON-COMPLIANCES						
IA3-NC 01	**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.	A Warning Letter was issued by the Department for concrete works undertaken between 6:00 PM and 11:15 PM on 30/4/2026.	Implement measures to reduce the likelihood of future out of hours work.	The Principal Contractor will implement measures to reduce likelihood of future after hours work. IF required appropriate approvals will be sought prior to works.	**Responsible Person:** Principal Contractor **Due Date:** To be verified during IA4 **Status: OPEN**
OBSERVATIONS						
IA3-OBS 1	**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: (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, some were not the current versions, e.g. CEMP Rev 3 (should be Rev 4), CTPMP V10 (should be V11).	Upload the current version of the CEMP and CTPMP to the project website.	The Applicant and Principal Contractor will ensure to address the frequency of upload for updated documentation to the project website.	**Responsible Person:** Applicant **Due Date:** To be verified during IA4 **Status: OPEN**

ITEM	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	PROPONENTS RESPONSE TO AUDIT FINDINGS	RESPONSIBLE PERSONDUE DATE & STATUS
IA3-OBS 01	**C30**	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Inconsistencies in waste records were identified (as explained in the commentary above) during the audit. Upon request for more information these gaps were closed.	RCC should ensure that all waste exported is recorded on the correct waste register and conduct an additional due diligence check at defined regular periods to ensure waste records on the register align with waste classification certificates and disposal dockets.	Principal Contractor will ensure to due diligence check at defined regular periods to ensure waste records on the register align with waste classification certificates and disposal dockets.	**Responsible Person:** Principal Contractor **Due Date:** To be verified during IA4 **Status: OPEN**