



**Independent Environmental Audit Report 1 (IA1)  
Richard Crookes Constructions Pty Ltd**

**Sydney Biomedical Accelerator (SSD-55388456)**

**Audit Date: 16 September 2025**

**Morasey Ref: MERIC: 2025200-01**

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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 1<sup>st</sup> IEA conducted for the SBA project.

The temporal period covered by the audit is between the date of commencement of Construction on 30<sup>th</sup> June 2025 to the date of the site inspection for this IEA 1 (IA1) on 16<sup>th</sup> September 2025. The environmental performance of the project was assessed at the time of the site inspection.

The details of the Development are as follows:

<b>Application Number:</b>	SSD-55388456
<b>Applicant:</b>	The University of Sydney
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Western Avenue and Cadigal Lane, Camperdown (part Lot 1 DP1171804 and part Lot 1000 DP1159799).
<b>Date of Consent:</b>	19 November 2024
<b>Development:</b>	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. **Eight Observations** with recommendations for improvement were identified. 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.

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

# Independent Environmental Audit Report 1

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 1<sup>st</sup> 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 19<sup>th</sup> 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**.

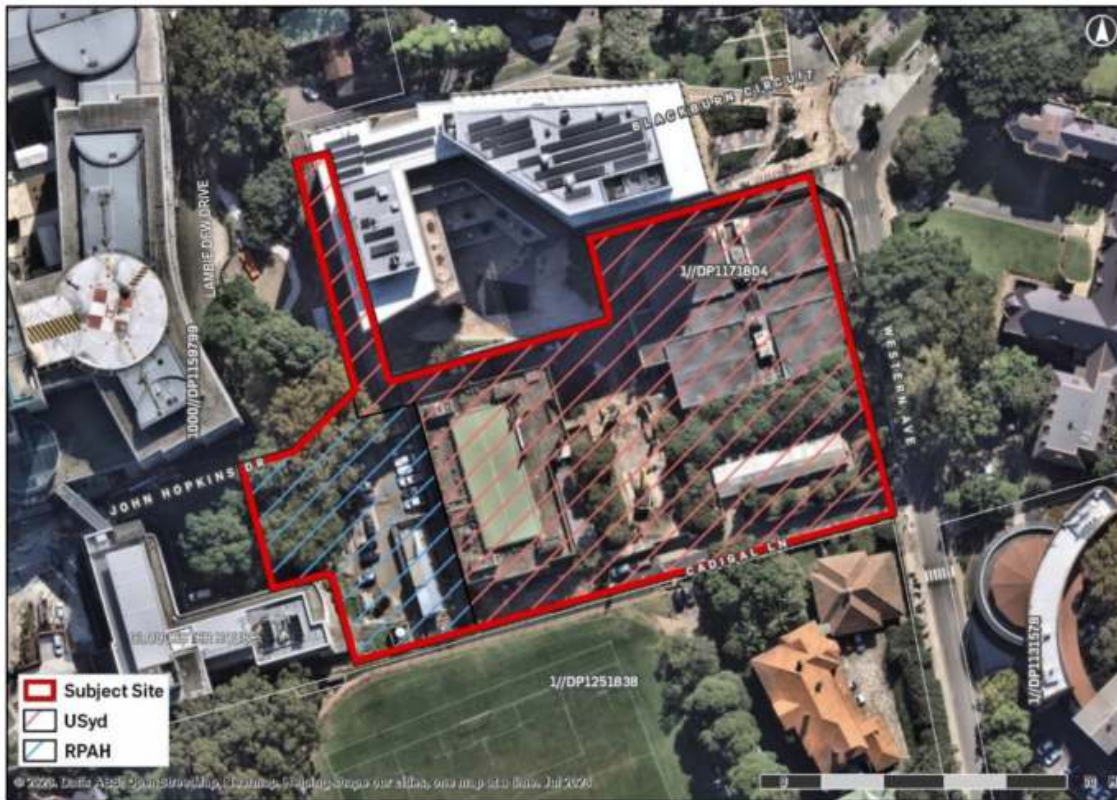


Figure 1: Subject Site (Base Source, EIS)

### 1.1.2 Planning Approval

Details of the project are as follows:

<b>Application Number:</b>	SSD-55388456
<b>Applicant:</b>	The University of Sydney
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Western Avenue and Cadigal Lane, Camperdown (part Lot 1 DP1171804 and part Lot 1000 DP1159799).
<b>Date of Consent:</b>	19 November 2024
<b>Development:</b>	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 19 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 were no modifications approved within the audit period.

A Section 4.55(1a) Modification Report was prepared by the Applicant for modifications to SSD-55388456 and submitted to DPHI by USYD as the Applicant and remained under assessment at the time of the audit. 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 façade, changes to plant screening, building signage and internal floor plan adjustments.

#### b. Other

The Auditor is not aware of any other changes made to the project or proposed during the audit period.

### 1.1.4 Project Staging

The Sydney Biomedical Accelerator Staging Plan R.05, dated 24<sup>th</sup> July 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 six 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 and Occupation is scheduled for June 2028.

### 1.1.5 Audit Period

The temporal period covered by the audit is between the date of commencement of Construction on 30<sup>th</sup> June 2025 to the date of the site inspection for this IEA 1 (IA1) on 16<sup>th</sup> September 2025. 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 16<sup>th</sup> September 2025. The following activities were undertaken during the audit period:

- Site establishment
- Bulk excavation
- Shoring and foundation piles
- Asbestos remediation works, and

- Stormwater works (being undertaken under a separate approval).

## 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 30<sup>th</sup> June to 16<sup>th</sup> September 2025 (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 18<sup>th</sup> 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) was consulted via email on 18<sup>th</sup> August 2025 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. DPHI responded on 19<sup>th</sup> August 2025 and requested that consultation was also undertaken with City of Sydney (CoS) Council.

CoS was consulted via email on 19<sup>th</sup> August 2025; no response was received.

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	<p>Scope consultation correspondence was issued to DPHI on 18<sup>th</sup> August 2025. DPHI responded on 19<sup>th</sup> August 2025:</p> <p><i>“I refer to your email (below) requesting consultation in relation to the incoming independent environmental audit for the USYD and RPA Sydney Biomedical Accelerator Project, SSD-55388456.</i></p> <p><i>As this is the first IEA for the project, beyond the requirements of Schedule 2, Conditions C41 to C46 and the Independent Audit Post Approval Requirements (2020), NSW Planning does not have any specific areas of focus.</i></p> <p><i>Please consult with City of Sydney Council and include this and any response in the final IEA report as evidence of consultation.”.</i></p>	CoS was consulted via email on 19 <sup>th</sup> August 2025; no response was received.
CoS	Scope consultation correspondence issued to CoS on 19 <sup>th</sup> August 2025. 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	Nic Vlatko	Opening meeting, Closing meeting, Site inspection, Interview & provision of evidence
RCC	Senior Project Engineer	Cameron Smith	Closing meeting, interview & provision of evidence
RCC	Senior Design Manager	Juan Pablo Castaner	Closing meeting
RCC	Design Manager	Michael Bradburn	Interview & provision of evidence
RCC	Project Director	Annie Cannon	Interview
University of Sydney	Senior Project Manager	Janani Suseelar	Closing meeting & provision of evidence
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 16<sup>th</sup> September 2025 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 16<sup>th</sup> September 2025. 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 21<sup>st</sup> October 2025. 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: 16<sup>th</sup> September 2025.

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
<b>Compliant</b>	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.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	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
- 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.05, dated 24/7/2025
- 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
- REF Section 6.28 Crown Works Certificate No. 22/0905/04, determined 6/6/2025
- 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	11	0	19	4
Part B	40	27	0	9	3
Part C	46	25	1	19	1
Part D	33	0	0	33	0
Part E	14	0	0	14	0
<b>TOTAL</b>	<b>167</b>	<b>63</b>	<b>1</b>	<b>94</b>	<b>8</b>

In summary, a total of **167 conditions** were assessed. **One non-compliance** was identified and **eight Observations** with recommendations for improvement were identified.

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
<b>SELF-REPORTED NON-COMPLIANCES</b>					
IA2-NC01	C20	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<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><b>Responsible Person:</b> RCC Project Manager  <b>Due Date:</b> ASAP  <b>Status:</b> OPEN</p>
<b>OBSERVATIONS</b>					
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&amp;A Act.</p>	<p>Vibration exceedances were identified in Reports 15, 19 &amp; 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><b>Responsible Person:</b> RCC Project Manager  <b>Due Date:</b> Prior to IA2  <b>Status:</b> OPEN</p>
IA1 – OBS 2			<p>Water discharge permits do not include a record of total suspended solids (TSS) or NTU (water quality</p>	<p>Obtain a water quality monitoring meter to accurately measure pH and Turbidity prior to discharge.</p>	<p><b>Responsible Person:</b> RCC Project Manager  <b>Due Date:</b> Prior to IA2</p>

ITEM	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	RESPONSIBLE PERSON, DUE DATE & STATUS
		This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	results are limited to pH). A photo 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.	Alternatively engage a consultant to 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.	<b>Status:</b> OPEN
<b>IA1 – OBS 3</b>			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.	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN
<b>IA1 – OBS 4</b>	<b>A26</b>	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).	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN

ITEM	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	RESPONSIBLE PERSON, DUE DATE & STATUS
IA1 – OBS 5	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.	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN
IA1 – OBS 6	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.	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN
IA1 – OBS 7	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	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.	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN

ITEM	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	RESPONSIBLE PERSON, DUE DATE & STATUS
		the duration of the construction works until bicycle parking forming part of the development is operational.			
<b>IA1 – OBS 8</b>	<b>C21</b>	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.	<b>Responsible Person:</b> RCC Project Manager <b>Due Date:</b> Prior to IA2 <b>Status:</b> OPEN

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

ITEM	REF	REQUIREMENT	FINDING	RECOMMENDED ACTION	IA4 ASSESSMENT & STATUS
<b>NON-COMPLIANCES</b>					
N/A					
<b>OBSERVATIONS</b>					
N/A					

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

As part 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](mailto: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.

One complaint was received within the reporting period (17/7/2025) and was in relation to vibration experienced within the nearby heritage-listed Wesley College building. An investigation found that vibration levels were below threshold levels: *"VM01 located near Gloucester House - A review of the recorded vibration levels shows that the peak vibration velocity recorded during that period was*

*0.52mm/s at VM01. The vibration criteria for the surrounding receivers (e.g. Wesley College) is 3.0mm/s. The criteria represents the maximum level of short-term construction vibration at which experience has shown that damage will not occur due to the effects of vibration. The temporary monitor located next to SWHB recorded a maximum level of 0.39mm/s in that time period, which is below the vibration guide values for cosmetic damage per Table 9 outlined in CNVMP. The monitor is the most accurate representation of the vibration experienced at Wesley College given the current monitoring locations."*

It is noted that vibration results were extrapolated from a vibration monitor located near Gloucester House. Auditees advised that consideration of the installation of a vibration monitor at Wesley College was discussed with WC residents and acoustic consultants, and it was concluded that it was not required as the existing vibration monitors were a lot closer to the project site than WC.

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 and pile hammering.

#### **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:

- No Modifications or other project changed were approved during the audit period (refer **Section 1.1.3** for details).
- 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 18<sup>th</sup> and 19<sup>th</sup> August 2025 respectively to obtain input on the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. A summary of the key issues and areas of focus raised by stakeholders during consultation is presented in **Table 2**. Refer to **Section 4.6** and consultation records are presented in **Attachment 4**. The Audit Table in **Attachment 1** includes audit evidence and findings in relation to each applicable condition.
- 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.
- The organisation of the site and maintenance of documentation and records required as evidence for post approval environmental management.
- The management of contaminated land was being overseen by an EPA Site Auditor as well as occupational hygienists and contaminated land consultants. Documentation and records provided to accompany implementation of the RAP, including waste tracking processes were detailed and thorough and appeared to be reviewed and verified on a number of levels to assure compliance.

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 1<sup>st</sup> Independent Audit conducted for the SBA project, covering the period from Construction commencement on 30<sup>th</sup> June 2025 to 16<sup>th</sup> September 2025.

In summary, a total of **167 conditions** were assessed. **One Non-compliance** and **eight Observations** with recommendations for improvement were identified. 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.

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

## 6. SITE INSPECTION OBSERVATIONS, NOTES AND PHOTOS



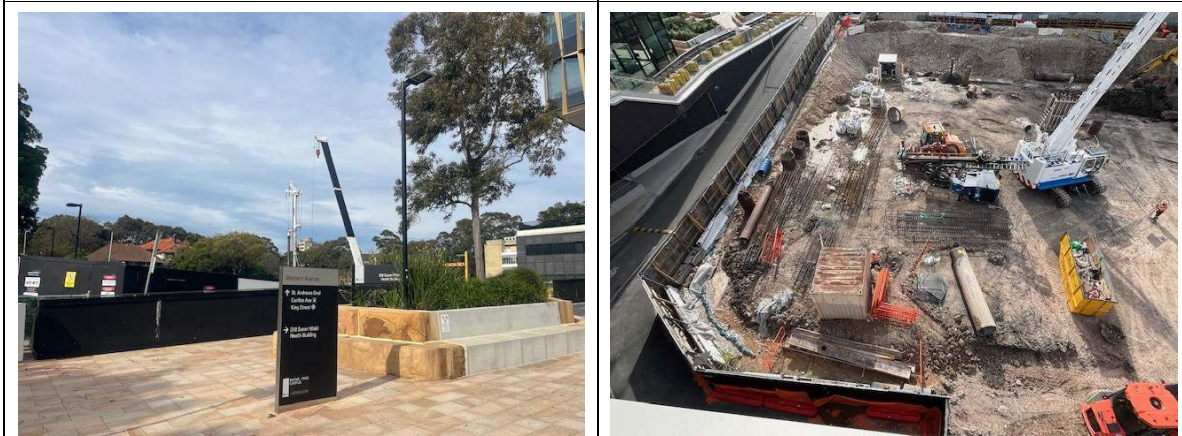
**Photo 1:** Compliant notice displayed at the main site entrance

**Photo 2:** Hoarding surrounding the site – no advertising or graffiti observed



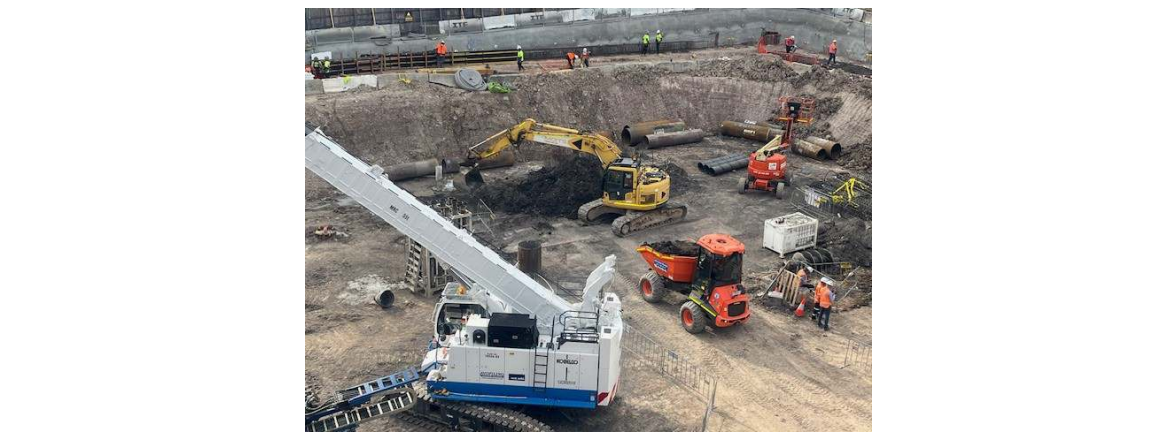
**Photo 3:** Susan Wakil Health Building (SWHB) to the north of the site

**Photo 4:** Wesley College (WC) to the east of the site



**Photo 5:** Hoarding between the site and the SWHB

**Photo 6:** Bulk excavation and piling were underway



Photos 7, 8 & 9: Piling and continuation of the capping beam



Photo 10 & 11: Set-up of the hazardous materials exclusion zone, including asbestos fibre air monitoring



Photos 12 & 13: Piling and crane lifts



Photo 14: Royal Prince Alfred Hospital (H1) to the west of the site, and stormwater works (under the REF)



Photo 15: REF stormwater works and tree protection zone established



**Photo 16 & 17:** ERSED controls established and maintained in good condition around the base of the hoarding on the low side of the site (near entrance to the undercroft)



**Photo 18:** Heavy vehicle access to the main site – no wheel wash in place and tracking evident



**Photo 19:** Spoil load-out was underway from the main stockpile



**Photo 20:** General waste skip (Purple Cow)



**Photo 21:** Vibration monitor on the southern site boundary



**Photo 22 & 23:** Coir logs and ERSED controls around the stormwater drain at the site compound / carpark entrance required replacement



**Photo 24:** A gurney was in use at the heavy vehicle access, risking discharge of sediment-laden water to stormwater



**Photo 25:** A hose was also in use at the site entrance, risking discharge of sediment-laden water to stormwater

## **Independent Environmental Audit Report**

**Richard Crookes Constructions Pty Ltd**

**Sydney Biomedical Accelerator (SSD-55388456)**

**Attachment 1: Independent Audit Table**

Item
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Heltborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC0 SBA IEA1 16 September 2025

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

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
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"> <li>Refer the findings from this audit</li> <li>Interview with Auditees</li> <li>REF Section 6.28 Crown Works Certificate No. 22/0905/04, determined 6/6/2025</li> </ul>	C	At the time of IA1 the following activities were underway: FRP for the capping beam on the eastern section of the site (Bulk earthworks contractor Moits & subcontractor Concrete Structures); Set-up of the hazmat decontamination zone prior to planned piling through the capping layer (Convex, subcontractor Moits); Foundation piling by Moits subcontractor Avo Piling; Moits has been engaged for bulk earthworks scope which was ongoing throughout the audit period. <b>NB: Stormwater diversion works were being undertaken by Ardee - this work is covered under a separate approval (REF &amp; Crown Works Certificate). The proposed activity involves excavation and the construction of a new stormwater culvert and when completed, excavation and removal of the existing concrete stormwater culvert. These works are excluded from the scope of the audit.</b>
<b>Terms of Consent</b>				
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) in accordance with the approved plans in the table below. (Refer to the Planning Approval)	<ul style="list-style-type: none"> <li><a href="https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-pa-sydney-biomedical-accelerator-project">https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-pa-sydney-biomedical-accelerator-project</a></li> <li>Interview with Auditees</li> </ul>	C	Refer the findings from this audit
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"> <li>Interview with Auditees</li> </ul>	NT	Auditees advised the Planning Secretary has not issued any written directions.
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"> <li>Interview with Auditees</li> </ul>	NT	Auditees advised no inconsistencies have been identified between this condition of consent and any planning documents.
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>SSD 55388456, approved 19/11/2024</li> <li>Independent Environmental Audit 1, dated 16/9/2025</li> </ul>	C	Works had commenced at the time of the initial Independent Environmental Audit, within the 5 year timeframe as required.
<b>Design Excellence and Integrity</b>				
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"> <li>Interview with Auditees, including the RCC Design Manager</li> </ul>	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"> <li>Interview with Auditees, including the RCC Design Manager</li> <li>Urbis Section 4.55(1A) Modification Report SSD-55388456, Sydney Biomedical Accelerator, dated 7/8/2025</li> <li>Design Integrity Report</li> </ul>	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 façade, 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 <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act). A copy of the 4.55(1a) Modification Report was submitted to DPHI by USYD as the Applicant and remained under assessment at the time of IA1.
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"> <li>Interview with Auditees, including the RCC Design Manager</li> </ul>	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"> <li>Interview with Auditees, including the RCC Design Manager</li> </ul>	NT	Auditees advised there was no change to the design architect during the audit period.

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA /JEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Prescribed Conditions</b>				
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.
<b>Planning Secretary as Moderator</b>				
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.
<b>Evidence of Consultation</b>				
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	Consultation has occurred as required. No consultation with a third party is known to have been required during the audit period. As per the findings of this audit related to consultation.
<b>Staging</b>				
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.05, dated 24/7/2025 • 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 <b>Condition A13</b> 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 R.05, dated 24/7/2025	C	a) Refer Staging Plan, Section 3.1 Construction Staging. The project is set out in 6 stages: <b>Stage 1:</b> Civil works (June-November 2025) including: Stormwater diversion, Bulk earthworks, Shoring <b>Stage 2:</b> Structure works (July 2025-March 2026) including: Piling, Foundations <b>Stage 3:</b> Structure works (September 2025-July 2026) including: Substructure, Inground services, Service risers <b>Stage 4:</b> Structure works (January-September 2026) including: Superstructure, Building envelope, Services (horizontal) <b>Stage 5:</b> Internal works (April 2026-March 2028) including: Fitout, Services (detail) <b>Stage 6:</b> 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
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 R.05, dated 24/7/2025 • Interview with Auditees • Site inspection, dated 16/9/2025	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 R.05, dated 24/7/2025	C	As set out in this audit table and corresponding Audit Report.

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
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"> <li>RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025</li> <li>RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025</li> <li>Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025</li> <li>RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025</li> <li>GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025</li> <li>Interview with Auditees</li> </ul>	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 <b>Condition A17</b> , 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"> <li>Interview with Auditees</li> </ul>	NT	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"> <li>Interview with Auditees</li> </ul>	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"> <li>Interview with Auditees</li> </ul>	NT	Noted. There were no updates to strategies, plans (including management plans), or programs during the audit period.
<b>Structural Adequacy</b>				
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. <b>Note:</b> <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"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025</li> </ul>	NT	Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. <b>NB:</b> <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>
<b>External Walls and Cladding</b>				
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"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025</li> </ul>	NT	To be verified under a future CC (CC3) & the s4.55(1A) Modification. <b>NB:</b> <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>
<b>Applicability of Guidelines</b>				
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"> <li>Interview with Auditees</li> <li>None</li> </ul>	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"> <li>Interview with Auditees</li> <li>None</li> </ul>	NT	Noted.

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Monitoring and Environmental Audits</b>				
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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;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><b>Noise and Vibration Monitoring Monthly Reports:</b></p> <ul style="list-style-type: none"> <li>• 01. Monthly Noise and Vibration Monitoring Report, Resonate June 25, dated 3/7/2025</li> <li>• 02. Monthly Noise and Vibration Monitoring Report Resonate July 25, dated 4/8/2025</li> <li>• 03. Monthly Noise and Vibration Monitoring Report Resonate August 25, dated 4/9/2025</li> </ul> <p><b>Vibration Monitoring (Sydney Water Assets):</b></p> <ul style="list-style-type: none"> <li>• Geotechnical Monitoring Plan (GMP), Douglas Partners (Ref.: 84711.04.R.005.Rev0, dated 18/7/2025</li> <li>• Douglas Partners Vibration Monitoring Reports: <ul style="list-style-type: none"> <li>- 84711.04.R.012.Rev0, dated 28/7/2025</li> <li>- 84711.04.R.015.Rev0, dated 4/8/2025</li> <li>- 84711.04.R.017.Rev0, dated 12/8/2025</li> <li>- 84711.04.R.019.Rev0, dated 21/8/2025</li> <li>- 84711.04.R.021.Rev0, dated 12/9/2025</li> </ul> </li> </ul> <p><b>Asbestos Fibre Air Monitoring:</b></p> <ul style="list-style-type: none"> <li>• 01. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, June 2025</li> </ul> <p><b>Dewatering:</b></p> <ul style="list-style-type: none"> <li>• RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024</li> <li>• Moits Dewatering Management Plan, Version 1.1, dated 18/6/2025</li> <li>• Douglas Partners Dewatering Management Plan, dated 4/9/2025</li> <li>• Sydney Water Approval Discharge Construction Water monitoring and discharge <ul style="list-style-type: none"> <li>- 216544 - Construction Water Approval Letter, dated 19/9/2025</li> <li>• Water Discharge Register</li> <li>• Dewatering Permit examples: <ul style="list-style-type: none"> <li>- Dewatering Permit, dated 11/8/2025</li> <li>- Dewatering Permit, dated 18/8/2025</li> <li>- Dewatering Permit No.2, dated 12/8/2025</li> <li>- Dewatering Permit No.8</li> </ul> </li> </ul> </li> </ul> <p><b>RCC Internal Environmental Audits:</b></p> <ul style="list-style-type: none"> <li>• Audit 01, dated 1 July 2025</li> <li>• Audit 02, dated 12 August 2025</li> </ul> <p><b>RCC Weekly Environmental Audits:</b></p> <ul style="list-style-type: none"> <li>• 18.3 Environmental Inspection example.pdf</li> </ul>	C	<p>The following environmental monitoring was undertaken during the audit period:</p> <p><b>Noise and Vibration Monitoring:</b> 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). 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 &amp; Vibration Impact Assessment 20221419.4) during the audit period. Vibration exceedances have been investigated and explanations provided in the monitoring reports.</p> <p><b>Vibration Monitoring (Sydney Water Assets):</b> 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: • 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). Monitoring reports 12, 15, 17, 19 and 21 were provided for review.</p> <p><b>Observation 1:</b> Vibration exceedances were identified in Reports 15, 19 &amp; 21 for either Manholes A or B, but there is no explanation of the exceedances provided, or details about investigation into the exceedances. <b>Recommendation:</b> Consider including an explanation for vibration exceedances in future vibration monitoring reports.</p> <p><b>Asbestos Fibre Air Monitoring:</b> 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 hazardous materials remediation works planned to commence on Thursday, 12th June. Airborne asbestos fibre concentration for all samples analysed and reported during June 2025 was below 0.01 f/mL of air, which is the action limit specified in the Safe Work Australia Code of Practice on How to Safely Remove Asbestos. There are no additional air monitoring requirements known to exist for the project.</p> <p><b>Dewatering:</b> 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". 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. 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. 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><b>Observation 2:</b> Water discharge permits do not include a record of total suspended solids (TSS) or NTU (water quality results are limited to pH). A photo 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. <b>Recommendation:</b> Obtain a water quality monitoring meter to accurately measure pH and Turbidity prior to discharge. Alternatively engage a consultant to 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.</p> <p><b>RCC Internal Environmental Audits and Inspections:</b> RCC conducts 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. <b>Observation 3:</b> 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. <b>Recommendation:</b> Set time frames for close-out of actions and follow-up until completion.</p> <p>See also conditions related to environmental monitoring in Part C.</p>

<b>Item</b>
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<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Access to Information</b>				
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 <b>Condition A2</b> 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 reporting 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 the 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's response 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"> <li>• <a href="https://sydneybiomedicalaccelerator.org/">https://sydneybiomedicalaccelerator.org/</a></li> <li>• <a href="https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html">https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html</a></li> <li>• <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project">https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project</a></li> <li>• RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025</li> <li>• RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025</li> <li>• Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025</li> <li>• RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025</li> <li>• GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025</li> <li>• Interview with Auditees</li> </ul>	C	<p>(a)</p> <p>(i) The Conditions of consent were 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) <b>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).</b></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 23/6/2025 was on the project website. <b>The complaints register was current, dated August 2025.</b></p> <p>(ix) Not triggered (no audit reports had been prepared at the time of IA1).</p> <p>(x) Not triggered.</p> <p>(b) Not triggered.</p> <p><b>Observation 4:</b></p> <p>• <b>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).</b></p> <p><b>Recommendation:</b></p> <p>• <b>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).</b></p>
<b>Compliance</b>				
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"> <li>• Subcontract template, Sydney Biomedical Accelerator Project</li> <li>• Interview with Auditees</li> </ul>	C	Section 50.2(b)(ii) 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".
<b>Incident Notification, Reporting and Response</b>				
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"> <li>• CEMP, Section 4.18 Environmental incident management</li> <li>• RCC Sydney Biomedical Accelerator Environmental Incident Report INC-83309, dated 27/6/2025</li> <li>• Interview with Auditees</li> </ul>	NT	No reportable incidents are known to have occurred during the audit period. One minor environmental incident was reported within the audit period (June 2025) and related to a 20L spill of hydraulic oil onto Cadigal Lane and existing kerb. Workers contained the spill using 2 x spill kits available, preventing any oil from entering the existing stormwater kerb inlet pits, these Kerb Inlet pits were also protected already as part of the Site Establishment Works. Sand was used to absorb the remaining oil on the roadway and a vacuum truck was used to clean the Kerbs and gutter of remaining oil residue.
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"> <li>• Interview with Auditees</li> </ul>	NT	No reportable incidents are known to have occurred during the audit period.
<b>Non-Compliance Notification</b>				
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"> <li>• CEMP, Section 4.20 Non-compliance</li> <li>• Interview with Auditees</li> </ul>	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"> <li>• Interview with Auditees</li> </ul>	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"> <li>• Interview with Auditees</li> </ul>	NT	Noted.
<b>Revision of Strategies, Plans and Programs</b>				
A33	Within three months of: (a) the submission of an incident report under <b>Condition A29</b> ; (b) the submission of an Independent Audit under <b>Condition C44</b> ; (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"> <li>• Interview with Auditees</li> </ul>	NT	Auditees advised there have been no revisions to Strategies, Plans or Programs within the current audit period. Review of the Staging 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. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	NT	As per Condition A33.

<b>Item</b>
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<b>Result</b>	<b>Comment</b>
<b>NC</b>	<b>Non-Compliant (NC)</b>
<b>C</b>	<b>Compliant</b>
<b>NT</b>	<b>Not Triggered</b>

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notice of Commencement</b>				
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"> <li>Interview with Auditees</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>Submission of SBA - SSD-55388456 - Commencement of Works Notification to DPHI, dated 25/6/2025</li> </ul>	<b>C</b>	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 <b>30th June 2025</b> . 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"> <li>Interview with Auditees</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>Submission of SBA - SSD-55388456 - Commencement of Works Notification to DPHI, dated 25/6/2025</li> <li>SBA - SSSA Notification (Commencement of Works B1 &amp; B2) - Stage 1A, dated 4/8/2025</li> <li>Submission of SBA - SSSA Notification (Commencement of Works B1 &amp; B2) - Stage 1A to DPHI, dated 4/8/2025</li> </ul>	<b>C</b>	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 <b>30th June 2025</b> . 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 <b>6th August 2025</b> . The letter was submitted to DPHI on 4/8/2025, 48 hours prior to commencement.
<b>Certified Drawings</b>				
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"> <li>Interview with Auditees</li> <li>PCA Submission Pack for CC1A, dated 16/7/2025</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>CC1A - Staged Crown Certificate, Approval No. 25000287/8, dated 11/6/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>SBA - SSSA Notification (Commencement of Works B1 &amp; B2) - Stage 1A, dated 4/8/2025</li> </ul>	<b>C</b>	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.
<b>Materials, Finishes External Walls and Cladding</b>				
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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Building façade works had not commenced at the time of the audit. To be captured in CC3. <b>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.</b>
<b>Design Excellence and Integrity</b>				
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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Building façade works had not commenced at the time of the audit. To be captured in CC3. <b>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.</b>
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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Building façade works had not commenced at the time of the audit. To be captured in CC3. <b>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.</b>
<b>Design Matters</b>				
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 <b>Condition D31</b> .	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Above ground works had not commenced at the time of the audit. To be captured in CC2.
<b>Public Art</b>				
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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Above ground works had not commenced at the time of the audit. To be captured in CC3 (Public Art Plan).
<b>Signage</b>				
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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	<b>NT</b>	Above ground works had not commenced at the time of the audit. To be captured in CC3.

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA  EA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Pre-Construction Dilapidation Report - Protection of Public Infrastructure</b>				
<b>B10</b>	<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"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>List of Pre-Construction dilapidation reports submitted to the Certifier, as per CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>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</li> <li>Evidence of submission of Sydney Biomedical Accelerator Pre-Construction Dilapidation Reports of TNSW's infrastructure to TNSW CJP, dated 26/6/2025</li> </ul>	<b>C</b>	<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. There has been no known 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 <b>30th June 2025</b>.</p> <p>Pre-construction dilapidation reports were submitted to the Certifier, Council and TNSW prior to the commencement of construction.</p>
<b>Pre-Construction Survey – Adjoining and Adjacent Properties</b>				
<b>B11</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>Emails between RCC and USYD RE: Heritage dilapidation scoping   evidence of consultation, dated 10/4/2025-16/4/2025</li> </ul>	<b>C</b>	<p>The following heritage listed building owners were offered a Pre-construction survey: USYD, SLHD, St Andrews, Wesley Collected &amp; Women's College, prior to the commencement of construction on 30/6/2025. All property owners are understood to have accepted the offer of a Pre-construction survey.</p>
<b>B12</b>	<p>Where the offer for a pre-construction survey is accepted (as required by <b>Condition B11</b>), 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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>Emails between RCC and USYD RE: Heritage dilapidation scoping   evidence of consultation, dated 10/4/2025-16/4/2025</li> <li>Email from USYD to USYD, RE: SBA - Dilapidation Report of SWHB, dated 23/6/2025</li> <li>Email from USYD to St Andrews College, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> <li>Email from USYD to SLHD, RE: SBA - Dilapidation Reports, dated 12/6/2025</li> <li>Email from USYD to Wesley College, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> <li>Email from USYD to The Sibyl Centre, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> </ul>	<b>C</b>	<p>The following heritage listed building owners were offered a Pre-construction survey: USYD, SLHD, St Andrews, Wesley Collected &amp; 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.</p> <p>Emails 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, evidence of submission of the reports to the building owners.</p>
<b>B13</b>	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by <b>Condition B12</b>, the Applicant must:</p> <p>(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;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>Email from USYD to USYD, RE: SBA - Dilapidation Report of SWHB, dated 23/6/2025</li> <li>Email from USYD to St Andrews College, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> <li>Email from USYD to SLHD, RE: SBA - Dilapidation Reports, dated 12/6/2025</li> <li>Email from USYD to Wesley College, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> <li>Email from USYD to The Sibyl Centre, RE: SBA - Dilapidation Reports, dated 16/6/2025</li> </ul>	<b>C</b>	<p>a) Emails 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, 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) There has been no known request from the Planning Secretary for Pre-construction dilapidation reports.</p>
<b>Archaeological Investigations</b>				
<b>B14</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>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 &amp; 6/3/2025</li> </ul>	<b>C</b>	<p>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".</p> <p>Physical commencement of works on site under Crown Certificate No. 1 (Stage 1 of 6) was notified as 30th June 2025.</p>
<b>Ecologically Sustainable Development</b>				
<b>B15</b>	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CC1 - Staged Crown Certificate, Approval No. 25000287/7, dated 15/5/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>NDY Consultant Advice Notice, SBA CAN No. G-104[1.0], Sustainability - Green Star Project Registration, dated 20/3/2025</li> </ul>	<b>C</b>	<p>Evidence of registering for a minimum 5 star Green Star Buildings rating with the Green Building Council Australia was sighted, dated 20/3/2025.</p>

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<b>Project No.</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Outdoor Lighting</b>				
B16	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all 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"> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	NT	The installation of outdoor lighting had not commenced at the time of the audit. To be captured in CC3.
<b>Demolition</b>				
B17	Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 <i>The demolition of structures (Standards Australia, 2001)</i> 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"> <li>PCA Acknowledgement Email - No Demo, dated 29/5/2025</li> <li>Interview with Auditees</li> </ul>	NT	Demolition scope under an early works approval (in the form of a REF) involving a contract between University Infrastructure and FDC. The REF was not provided as evidence.
<b>Environmental Management Plan Requirements</b>				
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). <b>Notes:</b> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	<ul style="list-style-type: none"> <li>RCC Sydney Biomedical Accelerator Construction Environmental Management Plan (CEMP) Rev 3, dated 30/6/2025</li> <li>RCC Sydney Biomedical Accelerator Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) V09, dated 5/9/2025</li> <li>Resonate Sydney Biomedical Accelerator Construction Noise and Vibration Management Sub-Plan (CNVMP) Revision E, dated 23/6/2025</li> <li>RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025</li> <li>GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025</li> <li>Interview with Auditees</li> </ul>	C	Reference to relevant guidelines is generally included in the CEMP and Sub-plans.
<b>Construction Environmental Management Plan</b>				
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 <b>Condition A26</b> (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 <b>Condition B20</b> ); (c) Construction Noise and Vibration Management Sub-Plan (see <b>Condition B21</b> ); (d) Construction Waste Management Sub-Plan (see <b>Condition B22</b> ); (e) Construction Flood Emergency Management Plan (see <b>Condition B23</b> );	<ul style="list-style-type: none"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>CC1 - Staged Crown Certificate, Approval No. 2500028717, dated 15/5/2025</li> <li>Interview with Auditees</li> </ul>	C	<p>A review against <b>Condition B19</b> 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  (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><b>Note:</b> The CEMP was available on the project website (<a href="https://sydneybiomedicalaccelerator.org/">https://sydneybiomedicalaccelerator.org/</a>), but not the current version at the time of IA1. Refer to <b>Condition A26</b> for Non-compliance raised in relation to information on the project website.</p>

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NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>B20</b>	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMPSP) 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 TfNSW; (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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>Interview with Auditees</li> </ul>	C	A review against <b>Condition B20</b> was undertaken during the audit and found reference to the following: (a) Section 1.1, Sokan 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.
<b>B21</b>	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 <b>condition B21(d)</b> ; (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 <b>Condition B18</b> .	<ul style="list-style-type: none"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>Resonate Sydney Biomedical Accelerator CNVMP Revision E, dated 23/6/2025</li> <li>Interview with Auditees</li> </ul>	C	A review against <b>Condition B21</b> 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.
<b>B22</b>	The Construction Waste Management Sub-Plan (CWMPSP) 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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sydney Biomedical Accelerator CWMP, dated 12/5/2025</li> <li>Interview with Auditees</li> </ul>	C	A review against <b>Condition B22</b> 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
<b>B23</b>	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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>GRC Hydro Sydney Biomedical Accelerator Construction Flood Emergency Management Sub-Plan Version 7.1, dated 9/5/2025</li> <li>Interview with Auditees</li> </ul>	C	A review against <b>Condition B23</b> 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
<b>B24</b>	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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>Interview with Auditees</li> </ul>	C	Appendix D of the CTPMP sets out the Driver Code of Conduct.

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

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Construction Parking</b>				
<b>B25</b>	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"> <li>RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>Onsite inground works plan</li> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> <li>Email from USYD Senior Project Manager, dated 21/10/2025</li> <li>Extract from USYD - Parking options at USYD campus, email dated 21/10/2025</li> </ul>	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". And 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><b>Observation 5: Condition B25 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions.</b>  <b>Recommendation: Review and update the CTPMP Table 1-1 to address Condition B26.</b></p>
<b>B26</b>	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 <b>Condition A34</b> . This condition cannot be staged.	<ul style="list-style-type: none"> <li>RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>CC1 - Staged Crown Certificate, Approval No. 250002877, dated 15/5/2025</li> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> <li>https://sydneybiomedicalaccelerator.org/</li> <li>https://www.sydney.edu.au/about-us/campuses/transforming-our-campus.html</li> <li>Email from USYD Senior Project Manager, dated 21/10/2025</li> </ul>	C	<p>CTMP, Section 6.5 sets out the Transport strategy and includes:  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 <b>Condition A26</b> for evidence related to the provision of information on the project website.</p> <p><b>Observation 6: Condition B26 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions.</b>  <b>Recommendation: Review and update the CTPMP Table 1-1 to address Condition B26.</b></p>
<b>B27</b>	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"> <li>RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>Appendix K :Traffic Impact Assessment</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>PCA Acknowledgement of Bicycle Parking Letter, RE: SBA   CC1A: SSDA B27 clarification, dated 8/7/2025</li> <li>RCC Letter to MBC Group RE: SSD-55388456 Condition B27 Close out, undated</li> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> <li>Email from USYD Senior Project Manager, dated 21/10/2025</li> </ul>	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 <b>Condition B27</b> 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>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><b>Observation 7: Condition B27 has not been addressed in the CTPMP, Table 1-1 relevant consent conditions.</b>  <b>Recommendation: Review and update the CTPMP Table 1-1 to address Condition B26.</b></p>

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Heltborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERCOC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Soil and Water</b>				
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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024</li> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	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 <b>Condition C21</b> 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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024</li> <li>Interview with Auditees</li> <li>Site inspection, dated 16/9/2025</li> </ul>	C	Erosion and sediment controls were installed as per the ESCP. Refer <b>Condition C21</b> 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"> <li>RCC Sydney Biomedical Accelerator CEMP Rev 3, dated 30/6/2025</li> <li>RCC Sediment and Erosion Control Plan, Issue for Construction, April 2024</li> <li>Site inspection, dated 16/9/2025</li> </ul>	C	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. 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.
<b>Flood Management</b>				
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"> <li>20250618 MMD CC1 Structural Design Statement_SSDA B31 Flood Management, dated 18/6/2025</li> <li>Interview with Auditees</li> </ul>	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 <b>Condition B31</b> (b) and (c). RCC confirmed that <b>Condition B31</b> 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.
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>				
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"> <li>Interview with Auditees</li> </ul>	NT	To be captured in CC3.
<b>Aboriginal Heritage</b>				
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"> <li>Interview with Auditees</li> <li>SBA - SSD-55388456 - Commencement of Works Notification, dated 25/6/2025</li> <li>AMBS Aboriginal Heritage Management Plan, SBA, Final, June 2025</li> <li>Aboriginal Community Consultation Log_2.xlsx</li> <li>Appendix K - ACHA Final Report issued to RAPs, dated 1/8/2025</li> </ul>	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 <b>Condition B33</b> of the Project approval, the draft of this AHMP will be provided to the project RAPs for their review by email by USYD, 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"> <li>AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix C)</li> <li>SBA Project Site Induction Rev4</li> </ul>	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.

<b>Item</b>
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<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Landscaping</b>				
B35	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 <i>Doryphora sassafras</i> (Golden Sassafras) with a species identified on Council's tree species list, and provide it to the Certifier. The plan must: <ul style="list-style-type: none"> <li>a) provide for the planting of 15 trees;</li> <li>b) detail the location, species, maturity and height at maturity of plants to be planted on-site;</li> <li>c) include species (trees, shrubs and groundcovers) indigenous to the local area;</li> <li>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;</li> <li>e) include the planting of trees with a pot container of 100 litres or greater; and</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• AMBS Aboriginal Heritage Management Plan, Draft, May 2025 (Appendix C)</li> </ul>	NT	Landscaping works had not commenced at the time of the audit. To be captured in CC3.
<b>Tree Protection</b>				
B36	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: <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>c) final Pruning Specification Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Arboricultural Impact Assessment, SBA SSD-55388456, Martin Peacock Tree Care, dated 28/7/2023</li> <li>• Arboricultural Impact Assessment, SBA SSD-55388456, Addendum A - Arborist Statement, dated 19/3/2024</li> <li>• Landscape Specification, including Tree Protection Specification (Section 2.5) – prepared by Arcadia Landscape Architects in April 2024</li> <li>• RE SBA CC query re SSBA SSSA Condition B36 (Tree Protection) BA22000687.msg</li> </ul>	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.
<b>Construction and Demolition Waste Management</b>				
B37	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• RCC Sydney Biomedical Accelerator CTPMP Sub-Plan V09, dated 5/9/2025</li> <li>• Email from RCC to TNSW Customer Journey Planning (CJP) RE: Sydney Biomedical Accelerator - CTMP Consultation, dated 27/5/2025</li> <li>• Email from RCC to TNSW Customer Journey Planning (CJP) RE: Sydney Biomedical Accelerator - CTMP Consultation, dated 8/4/2025</li> </ul>	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.
<b>Operational Waste Storage and Processing</b>				
B38	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: <ul style="list-style-type: none"> <li>a) is constructed using solid non-combustible materials;</li> <li>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;</li> <li>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	NT	The construction of waste storage and processing areas had not commenced at the time of the audit. To be captured in CC3.
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
B39	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	NT	The construction of access to parking and servicing facilities had not commenced at the time of the audit. To be captured in CC3.
<b>Helipad Operations</b>				
B40	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	NT	Rooftop works had not commenced at the time of the audit. To be captured in CC3.









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

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>C33</b>	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"> <li>RCC Sydney Biomedical Accelerator Construction Waste Management Sub-Plan (CWMP), dated 12/5/2025</li> <li>Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025</li> <li>Waste Tracking Register (various extracts)</li> <li>Disposal dockets (various) - Aussie Skip Bins, Rock &amp; Dirt, Blacktown Waste Services, Concrete Recyclers Plus</li> <li>EI Australia Waste Classification Certificate E26780.E05.002_Rev1, dated 12/6/2025</li> <li>Environment Protection Licence (EPL No. 4849), Rock and Dirt Recycling, South Windsor NSW 2756</li> <li>EPL No. 6664, Concrete Recyclers, Camella NSW 2142</li> <li>EPL No. 11497, Blacktown Waste Services, Marsden Park NSW 2765</li> <li>EPL No. 13426, Bingo Eastern Creek Landfill, Eastern Creek NSW 2766</li> <li>EPL No. 20885, Aussie Skips, Strathfield South NSW 2136</li> </ul> <p><b>Asbestos Fibre Air Monitoring Reports</b></p> <ul style="list-style-type: none"> <li>01. Monthly Air Monitoring Report, Clearsafe Environmental Solutions, June 2025</li> </ul>	C	<p>At the time of IA1, asbestos-contaminated material had been buried on site and capped in accordance with the RAP. Piling and installation of lift shafts was scheduled to be undertaken through the asbestos capping layer. Corvex, contamination consultants were on site at the time of the audit setting up the decontamination zone prior to these high risk works commencing. Asbestos-contaminated material encountered during this process will be managed and removed from site.</p> <p>Asbestos fibre air monitors were in place. 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 hazardous materials remediation works planned to commence on Thursday, 12th June. Airborne asbestos fibre concentration for all samples analysed and reported during June 2025 was below 0.01 f/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 Molts 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. &amp; Comments. Auditees advised internal approval to commence import or export is granted upon RCC's review of the Waste Classification Certificate issued.</p> <p>Various examples of dockets issued by waste receiving facilities including Aussie Skip Bins, Rock &amp; Dirt, Blacktown Waste Services, Concrete Recyclers Plus were provided as evidence.</p> <p>A letter from Blacktown Waste Services, dated 1/7/2025 confirms "that GSW Asbestos soil from Sydney Biomedical Accelerator Complex, Cadgall Lane Camperdown NSW 2050 has been approved for acceptance at Blacktown Waste Services EI Document Reference: E26811.E05.001_Rev0".</p> <p>The WTR indicates GSW-Special Waste Asbestos has been exported to Blacktown Waste Services during remediation works, and includes reference to corresponding waste classification certificates (e.g. E26811.E05.002_Rev0 - GSWA, E26811.E05.002_Rev1 - GSWA).</p>
<b>Outdoor Lighting</b>				
<b>C34</b>	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"> <li>Site inspection, dated 16/9/2025</li> <li>Interview with Auditees</li> </ul>	NT	Auditees advised no external lighting had been installed at the time of the audit. To be captured in CC3.
<b>Site Contamination</b>				
<b>C35</b>	<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"> <li>Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025</li> <li>Report on Detailed Site Investigation (Contamination), Sydney Biomedical Accelerator (SBA), Douglas Partners, Rev 1 dated 31/7/2023</li> <li>Report on Supplementary Contamination Investigation, Enabling Works Sydney Biomedical Accelerator Complex, Prepared for FDC Construction, Douglas Partners, dated 3/9/2024</li> </ul>	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"> <li>Task 1: Sorting / management of asbestos impacted fill;</li> <li>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);</li> <li>Task 3: Relocation of asbestos contaminated fill at depth (i.e. where soils meet the adopted screening levels);</li> <li>Task 4: Off-site disposal of surplus fill; and</li> <li>Task 5: Asbestos clearance(s) following relocation / disposal of asbestos contaminated fill.</li> </ul>
<b>C36</b>	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 <b>Condition C35</b> and implemented throughout duration of project work.	<ul style="list-style-type: none"> <li>Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025</li> <li>Interview with Auditees</li> </ul>	NT	Auditees advised no further site investigations triggering update of the RAP had occurred during the audit period. Auditees advised no unexpected finds of asbestos or other contamination had been encountered during the project.
<b>C37</b>	If, based on further site investigations undertaken in accordance with <b>Condition C34</b> , 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"> <li>Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025</li> <li>Report on Detailed Site Investigation (Contamination), Sydney Biomedical Accelerator (SBA), Douglas Partners, Rev 1 dated 31/7/2023</li> </ul>	NT	Auditees advised no remediation in addition to that documented in the DSI and RAP had been identified during the course of the project.
<b>C38</b>	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"> <li>Remediation Action Plan (RAP), Douglas Partners, dated 13/6/2025</li> <li>Douglas Partners Memorandum to RCC RE: Interim Validation Results - Eastern Section the Site, dated 15/7/2025</li> </ul>	C	Interim Validation Results for the Eastern Section the Site, prepared by Douglas Partner 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". The Memorandum is interim only with further inspection / testing to be reviewed as part of the final site validation report.
<b>C39</b>	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"> <li>Interview with Auditees</li> </ul>	NT	Remediation is not staged. A NSW EPA-accredited Site Auditor has been engaged.
<b>C40</b>	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"> <li>Interview with Auditees</li> </ul>	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.
<b>Independent Environmental Audit</b>				
<b>C41</b>	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"> <li>Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025</li> </ul>	C	This audit is being undertaken in accordance with the DPHI Independent Audit Post Approval Requirements, May 2020. Refer to Audit Report.
<b>C42</b>	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"> <li>Letter from DPHI to the University of Sydney RE: USYD &amp; RPA Sydney Biomedical Accelerator Project - Independent Auditor agreement request, dated 18/8/2025</li> </ul>	C	Josephine Heltborg 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.
<b>C43</b>	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"> <li>Interview with Auditees</li> </ul>	NT	There has been no such request by the Planning Secretary.
<b>C44</b>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under <b>Condition C41</b> of this consent, or <b>Condition C43</b> where notice is given by the Planning Secretary;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>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.</p>	<ul style="list-style-type: none"> <li>DPHI Independent Audit Post Approval Requirements, May 2020</li> <li>Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025</li> </ul>	NT	To be verified during IA2.

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
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.	• DPHI Independent Audit Post Approval Requirements, May 2020 • Independent Audit Report 1 Sydney Biomedical Accelerator, Morasey Environment, Audit Date 16th September 2025	NT	To be verified during IA2.
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.	• Interview with Auditees	NT	There has been no such request by the Planning Secretary.
<b>Part D - Prior to Commencement of Operation</b>				
<b>Notification of Operation</b>				
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	
<b>External Walls and Cladding</b>				
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	
<b>Design Matters</b>				
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	
<b>Public Art</b>				
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	
<b>Works as Executed Plans</b>				
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	
<b>Warm Water Systems and Cooling Systems</b>				
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	
<b>Outdoor Lighting</b>				
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	
<b>Mechanical Ventilation</b>				
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	
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>				
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 <b>condition B32</b> 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	
<b>Fire safety certification</b>				

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
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	
<b>Emergency Response</b>				
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	
<b>Structural Inspection Certificate</b>				
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	
<b>Post - Construction Dilapidation Report - Protection of Public Infrastructure</b>				
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 <b>condition B10</b> 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	

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERCOC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Repair of Public Infrastructure</b>				
D17	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>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</p> <p>c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><b>Note:</b> 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	
<b>Post-Construction Survey - Adjoining Properties</b>				
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> <p>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 <b>condition B12</b>;</p> <p>b) be provided to the owner of the relevant buildings surveyed;</p> <p>c) be provided to the Certifier; and</p> <p>d) be provided to the Planning Secretary within 48 hours when requested.</p>		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	
<b>Bicycle Parking and End-of-Trip Facilities</b>				
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> <p>a) the provision of a minimum 137 staff and 94 visitor/student bicycle parking spaces;</p> <p>b) the provision of a minimum 203 lockers and 21 showers;</p> <p>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;</p> <p>d) the provision of end-of-trip facilities for staff; and</p> <p>e) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><b>Note:</b> All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>		NT	
<b>Helipad Operations</b>				
D22	<p>If <b>condition B40</b> 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	
<b>Easements</b>				
D23	<p>Prior to occupation of the building, a registered easement under section 88A or 88B of the <i>Conveyancing Act 1919</i> 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 DP115979.</p>		NT	
<b>Utilities and Services</b>				
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 <i>Sydney Water Act 1994</i>.</p>		NT	

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Heltborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Stormwater Operation and Maintenance Plan</b>				
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	
<b>Signage</b>				
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	
<b>Operational Waste Management Plan</b>				
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, 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	
<b>Site Contamination</b>				
D28	If, based on further site investigations undertaken in accordance with <b>condition C35</b> , 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	
<b>Landscaping</b>				
D29	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) required under <b>Condition B35</b> .		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	

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA_JEA1_16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Loading Dock Management Plan</b>				
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 <b>condition B7</b> are mitigated.		NT	
<b>Operational Flood Emergency Management Plan</b>				
D32	Prior to 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 - EMP, 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	
<b>Green Travel Plan</b>				
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	
<b>Part E - Post Occupation</b>				
<b>Operation of Plant and Equipment</b>				
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	
<b>Warm Water Systems and Cooling Systems</b>				
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 <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> 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	
<b>Loading Dock Management Plan</b>				
E3	The Applicant must implement the Loading Dock Management Plan approved under <b>condition D31</b> .		NT	
<b>Operational Flood Emergency Management Plan</b>				
E4	The FEMP required by <b>condition D32</b> must be implemented for the development at all times and must be reviewed annually.		NT	
<b>Environmental Management Plan</b>				
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 <i>Contaminated Land Management Act 1997</i> .		NT	

<b>Item</b>
<b>Project Name:</b> Sydney Biomedical Accelerator
<b>Auditee/ Client:</b> Richard Crookes Construction Pty Ltd
<b>Auditor:</b> Jo Hellborg, Morasey Environment Pty Ltd
<b>Audit Details:</b> Independent Environmental Audit No. 1
<b>Project No.:</b> MERC SBA IEA1 16 September 2025

<b>Result</b>	<b>Comment</b>
NC	Non-Compliant (NC)
C	Compliant
NT	Not Triggered

Condition	Requirement	Evidence	Compliance Status	Audit Findings & Recommendations
<b>Operational Noise Limits</b>				
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 (2017)</i> 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	
<b>Unobstructed Driveways and Parking Areas</b>				
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	
<b>Ecologically Sustained Development</b>				
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 <b>condition B15</b> , evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		NT	
<b>Outdoor Lighting</b>				
E10	Notwithstanding <b>condition D9</b> , 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	
<b>Landscaping</b>				
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by <b>condition D30</b> for the duration of occupation of the development.		NT	
<b>Hazards and Risks</b>				
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 <b>condition E12(a) and E12(b)</b> , the most stringent requirement must prevail to the extent of the inconsistency.		NT	
<b>Discharge Limits</b>				
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

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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](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in blue 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

<b>Project Name</b>	Sydney Biomedical Accelerator
<b>Consent Number</b>	SSD-55388456
<b>Description of Project</b>	Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works.
<b>Project Address</b>	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.
<b>Proponent</b>	The University of Sydney
<b>Title of Audit</b>	Independent Environmental Audit No. 1
<b>Audit Date</b>	16 <sup>th</sup> September 2025

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)

<b>Name of Auditor</b>	Josephine Heltborg
<b>Signature</b>	
<b>Qualification</b>	Master of Environmental Management Exemplar Global Auditor Number 111000
<b>Company</b>	Morasey Environment Pty Ltd

## **Independent Environmental Audit Report**

**Richard Crookes Constructions Pty Ltd**

**Sydney Biomedical Accelerator (SSD-55388456)**

**Attachment 4: Consultation Records**

## Jo Heltborg

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**From:** @planning.nsw.gov.au>  
**Sent:** Tuesday, 19 August 2025 4:55 PM  
**To:** Jo Heltborg  
**Subject:** RE: Independent Audit 1 - SSD-55388456 Sydney Biomedical Accelerator Project - Consultation

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Good afternoon Ms Heltborg,

I refer to your email (below) requesting consultation in relation to the incoming independent environmental audit for the USYD and RPA Sydney Biomedical Accelerator Project, SSD-55388456.

As this is the first IEA for the project, beyond the requirements of Schedule 2, Conditions C41 to C46 and the *Independent Audit Post Approval Requirements (2020)*, NSW Planning does not have any specific areas of focus.

Please consult with City of Sydney Council, and include this and any response in the final IEA report as evidence of consultation.

Regards

Senior Compliance Officer  
Compliance  
**Department of Planning, Housing and Infrastructure**

E [@planning.nsw.gov.au](mailto:@planning.nsw.gov.au)

[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2124

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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

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

Please consider the environment before printing this email.

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**From:** Jo Heltborg <[jo@morasey.com.au](mailto:jo@morasey.com.au)>

**Sent:** Monday, 18 August 2025 1:13 PM

**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

**Cc:** [@richardcrookes.com.au](mailto:@richardcrookes.com.au);

[@richardcrookes.com.au](mailto:@richardcrookes.com.au)

**Subject:** Independent Audit 1 - 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 audit is scheduled to commence with a site inspection the week commencing **15<sup>th</sup> September 2025** 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 (15<sup>th</sup> September 2025).

Kind regards,

**Josephine Heltborg**  
Principal Environmental Auditor  
Morasey Environment Pty Ltd  
**M:**

## Jo Heltborg

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**From:** Jo Heltborg  
**Sent:** Tuesday, 19 August 2025 6:24 PM  
**To:** 'council@cityofsydney.nsw.gov.au'  
**Subject:** Independent Audit 1 - 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 audit is scheduled to commence with a site inspection the week commencing **15<sup>th</sup> September 2025** 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 (15<sup>th</sup> September 2025).

Kind regards,

**Josephine Heltborg**  
Principal Environmental Auditor  
Morasey Environment Pty Ltd  
**M:**  
**E:** [jo@morasey.com.au](mailto:jo@morasey.com.au)