

# RNA Research and Pilot Manufacturing Facility

Assessment of the RNA Research and Pilot Manufacturing Facility Project Environmental System Compliance in accordance with SSD-51811458 Development Consent

Audit Reference:	RNA-01
Audit Organisation:	Health Infrastructure (Proponent) Turner & Townsend (Project Manager) Hindmarsh Constructions (Contractor)
Auditors:	Barbara Pater, APP (Lead Auditor) Sanan Qasim (Support Auditor)
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This report has been prepared and reviewed in accordance with our quality control system.

This report has been prepared by:

**Sanan Qasim**

Auditor's Assist

Date: 12 November 2024

Reviewed by:

**Barbara Pater**

Lead Environmental Auditor

Date: 15 November 2024

Finalised and issued by:

**Barbara Pater**

Lead Environmental Auditor

Date: 29 November 2024 (V1)

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## Contents

1.	Executive Summary	5
2.	Introduction	8
2.1	Background	8
2.2	Project Details	8
2.3	Audit Team	9
3.	Audit Objectives and Scope	9
3.1	Audit Objectives	9
3.2	Audit Scope	9
3.3	Audit Period	9
4.	Audit Methodology	10
4.1	Approval of Auditors	10
4.2	Audit Scope Development	10
4.3	Audit Process	10
4.4	Interviewed Persons	11
4.5	Site Inspection	11
4.6	Consultation	11
4.7	Audit Compliance Status Descriptors	12
5.	Document Review	13
6.	Audit Findings	15
6.1	Assessment of Compliance	15
6.2	Notices, Incidents, Complaints & Non-Compliances	16
6.3	Previous Audit Findings	16
6.4	Audit Site Inspection	17
6.5	Suitability of Plans and the Environmental Management System	17
6.6	Actual vs Predicated Impacts	18
6.7	Key Strengths	19
6.8	Audit Findings and Recommendations	19
	<b>Appendix A - Audit Agenda</b>	<b>22</b>
	<b>Appendix B – Audit Attendance Sheet</b>	<b>26</b>
	<b>Appendix C – Approval of Auditors</b>	<b>28</b>
	<b>Appendix D – Independent Audit Declarations</b>	<b>31</b>

<b>Appendix E – Audit Checklist</b>	<b>34</b>
<b>Appendix F – Consultation</b>	<b>84</b>
<b>Appendix G – Audit Photos</b>	<b>86</b>

## 1. Executive Summary

RNA Research and Pilot Manufacturing Facility will deliver a new manufacturing facility that will enable research, development and production of a broad spectrum of RNA technologies locally. The project involves construction and operation of a single storey facility with works including tree removal, construction of internal road, carpark alterations, utility works, signage and landscaping.

This Independent Environmental Audit Report presents the outcomes of the independent environmental audit of the RNA Research and Pilot Manufacturing Facility with an assessment of environmental controls against the requirements of State Significant Development conditions SSD-51811458 for the project, and in accordance with the *Independent Audit Post Approval Requirements* (IAPAR 2020).

The audit was conducted by The APP Group – HSEQ Systems and Auditing (APP) on 5 November 2024 with a review of Schedules 2 and Appendices of SSD-51811458 consent conditions issued on 29 February 2024.

The outcome of the audit verified that Health Infrastructure (the Proponent), Turner & Townsend (Project Manager), and Hindmarsh Constructions (the Contractor), demonstrated adequate controls to address environmental impacts. The following key strengths were noted:

- ▶ Tidy conditions throughout the site, in particular, the main driveway access and walkway.
- ▶ Hindmarsh team presented evidence promptly demonstrating strong document control practices.
- ▶ Detailed understanding of conditions, their requirements, and timeframes established by Hindmarsh and Turner & Townsend.
- ▶ Effective use of systems (Hammertech, Onsite) as demonstrated through weekly inspections and general maintenance of records.
- ▶ Hindmarsh Environmental Impact Guides appeared well implemented
- ▶ Timely close out of Corrective Actions (CARs) and Hazards as presented.
- ▶ No complaints received to date.

The independent environmental audit assessed a total of 118 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

### Site inspection

Five (5) observations were identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix G](#)).

1. The spill kit was not located in close proximity to the hazardous chemicals shed and generator. (Close out photo provided)
2. Tree Protection Zone sign missing from one area. (Close out photo provided with sign now installed)
3. Sand bag at Culloden Road required replacing. (Close out photo provided with sandbag now replaced)
4. Some minor tracking from site access driveway at Gate 1.
5. Stockpile area sitting outside site boundary was encroaching onto pathway. (Close out photo provided)

### Findings

A summary of the findings identified during the audit are as follows:

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations	Status
<p><b>Opportunity for Improvement</b> RNA-01_OFI-01</p>	<p><b>A10</b> - A Staging Report prepared in accordance with condition A9 must:</p> <p>(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);</p> <p>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Although the matrix indicates that the operational phase will not be staged, this is not clearly defined as per A10(b) and (d). Managing cumulative impacts required by A10 (e) did not appear to be clearly included within the Staging Report.</p>	<p>It is recommended that operational compliance be clearly defined within the plan to fully address Condition A10 (b) and (d). It is also recommended that an update to the Staging Report be actioned to fully address the requirements of A10(e).</p>	<p>Following the audit, the Staging Report was updated to Rev 02, 11 November 2024 to address this finding. (b) as per Section 1.2 "there will be only one Operation Certificate in the first Quarter of 2025" (e) as per Section 1.2 "Communication between stakeholders to manage impacts from staging will be during the following meetings: Precinct Partners Macquarie University - Fortnightly meetings on Monday at 11am Client Meetings Health Infrastructure - Weekly meetings on Monday at 2pm"</p> <p>This finding is now considered addressed <b>CLOSED</b></p>
<p><b>Opportunity for Improvement</b> RNA-01_OFI-02</p>	<p><b>A24 – Access to Information</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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(iii) all strategies, plans and programs required under the conditions of this consent;</p> <p>(vii) contact details to enquire about the development or to make a complaint</p>	<p>(iii) It was noted that the website contains an outdated version of the Construction Environmental Management Plan. Additionally, the Waste Management Plan by JBS&amp;G is uploaded on the website, while the project team implement the Hindmarsh Waste Management Plan. (It is acknowledged that the Waste Management Plan is based on the JBS&amp;G plan)</p> <p>(iv) Contact details section on website provides email address: <a href="mailto:HL-RNA@health.nsw.gov.au">HL-RNA@health.nsw.gov.au</a>, however there is reference to the RPA Hospital project.</p>	<p>It is recommended to update the website to ensure that the documentation and information made publicly available required under Condition A24, is current and up to date.</p>	<p>The project website has now been updated and it was verified that:</p> <ul style="list-style-type: none"> <li>Reference to the RNA project has been updated for the contact details.</li> </ul> <p>The correct versions of the Project Environmental Management Plan and Waste Management Plan are still required for upload with the status to be reviewed at the next independent environmental audit.</p>

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations	Status
<b>Opportunity for Improvement</b> <b>RNA-01_OFI-03</b>	<b>A25 - Compliance</b> 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.	The unexpected finds procedures for contamination and heritage were not included in the induction.	It is recommended to include the unexpected finds procedures as part of the induction to ensure all personnel are familiar with the correct steps to follow should any unexpected finds occur during work activities.	The Site Induction was updated following the audit as Revision 1 and was verified to include: Unexpected Finds Protocol – Heritage and Contamination – slide 10 with both flow charts presented and a section on “Response to Unexpected Discovery”.  This finding is now considered addressed <b>CLOSED</b>
<b>Opportunity for Improvement</b> <b>RNA-01_OFI-04</b>	<b>B14 – Construction Environmental Management Plan</b> Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant’s website in accordance with condition A24. The CEMP must include, but not be limited to, the following: (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15)  (e) Construction Noise and Vibration Management Sub-Plan (see condition B16);	It was noted that the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) are not referenced within the CEMP section 15.8.	It is recommended to review the CEMP section 2 and 15.8 to include the references of CTPMSP and CNVMSP.	The Project Environmental and Sustainability Management Plan (EMP) was updated following the audit as Rev D, 13 November 2024 and now includes reference to both the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) under Section 15.8 Environmental Management Sub-Plans.  This finding is now considered addressed <b>CLOSED</b>
<b>Opportunity for Improvement</b> <b>RNA-01_OFI-05</b>	<b>B16 - The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</b> (e) describe the community consultation undertaken to develop the strategies in condition B16(d)  (f) include a complaints management system that would be implemented for the duration of the construction	The CNVMSP partially addresses the requirements for community consultation and complaints but does not capture the requirements of Condition B16 (e) and (f) in full. However, these requirements are addressed within CEMP.	It is recommended that the plan be updated to refer to the CEMP to fully comply with the condition B16.	The Construction Noise and Vibration Management Sub-Plan was updated following the audit and now includes reference to the Environmental Management Plan Sections 10.2 and 10.3 which complies with the requirements of Condition B16 (e) and (f).  This finding is now considered addressed <b>CLOSED</b>

Refer to [Section 6.8](#) and [Appendix E](#) for further details of these findings.

## 2. Introduction

### 2.1 Background

Health Infrastructure is supporting the NSW Office of the Chief Scientist and Engineer for delivering the RNA Research and Pilot Manufacturing Facility (SSD-51811458). This project will enable research, development and production of a broad spectrum of RNA technologies locally. The Project includes:

- New manufacturing facility with a floor area of around 4,500sqm;
- Design, equipment and fit-out of facility to produce RNA-based products for clinical trials.

Development Consent SSD-51811458 was approved on the 29 February 2024 for the RNA Research and Pilot Manufacturing Facility. Health Infrastructure was required to engage a suitably qualified, experienced, and independent environmental auditor to carry out the Independent Environmental Audits during the construction of the RNA Research and Pilot Manufacturing Facility, to verify compliance against the following SSD Consent Conditions for the project:

- **C37** Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- **C38** Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.

On behalf of Health Infrastructure, Project Manager Turner & Townsend appointed The APP Group – HSEQ Systems and Auditing (APP) to undertake this independent environmental audit to satisfy Schedule 2, Conditions C37 and C38 of Development Consent SSD-51811458.

### 2.2 Project Details

Project Details	
Project Name	RNA Research and Pilot Manufacturing Facility
Project Application No.:	SSD-51811458
Project Address:	16 Herring Road, Macquarie Park
Project Phase:	Construction
Project Activity Summary:	<p>The following is a summary of activities that were in progress at the time of audit:</p> <ul style="list-style-type: none"> <li>• Tree removal complete.</li> <li>• Excavation and trenching works in progress.</li> <li>• One slab pour completed with another upcoming.</li> <li>• Main access driveway and pathway leading into site constructed.</li> </ul>



## 2.3 Audit Team

Details of The APP Group independent environmental auditing team as approved by the Department of Planning, Housing and Infrastructure (DPHI) for this audit are as follows:

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C424613

Barbara was assisted by Sanan Qasim, Exemplar Global Lead Environmental Auditor – Certificate No. C467153. The Department of Planning, Housing and Infrastructure approval letter for this audit is included as Appendix C with the Independent Audit declaration forms included as Appendix D.

## 3. Audit Objectives and Scope

### 3.1 Audit Objectives

The objective of this audit was to undertake the independent environmental review of the project in compliance with Development Consent Schedule 2, SSD-51811458 Condition C37, and in accordance with the requirements for an independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) during the construction of the RNA Research and Pilot Manufacturing Facility.

### 3.2 Audit Scope

The scope of this audit comprised a review of the project compliance with the applicable conditions of SSD-51811458, including the following:

- ▶ Review of implementation of management plans, including:
  - Environmental Management & Sustainability Plan
  - Construction Traffic and Pedestrian Management Sub-Plan
  - Construction Noise and Vibration Management Plan
  - Construction Waste Management Sub-Plan
- ▶ Site inspection conducted on the 5 November 2024
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel
- ▶ Consultation with stakeholders.

### 3.3 Audit Period

This was the first independent environmental audit of the construction phase of the project carried out by APP, covering the review of environmental documentation and records.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 5 November 2024 and additional documentation as received up until 18 November 2024.

## 4. Audit Methodology

### 4.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is included under [Appendix C](#).

### 4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-51811458 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

### 4.3 Audit Process

#### 4.3.1 Opening Meeting

An opening meeting was held with personnel from Turner & Townsend and Hindmarsh Constructions as per the Audit Attendance Sheet ([Appendix B](#)) on 5 November 2024 at 9:30am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the project and status of construction
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the SSD-51811458 Consent Conditions and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

#### 4.3.2 Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation (CEMP and its Sub-Plans) to verify compliance with the SSD-51811458 conditions,
- ▶ Conduct of a site walk led by Hindmarsh Constructions to review implementation of mitigation measures and environmental controls,
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance,
- ▶ Discussion of any identified findings and actions noted during the site inspection.

#### 4.3.3 Closing Meeting

The closing meeting was held on 5 November 2024 at 3:00pm with representatives of Turner & Townsend, Hindmarsh Construction and APP. General feedback and the audit findings were discussed during the closing meeting.

The APP auditors acknowledged the efforts made in preparing for the audit, cooperation, and openness of Hindmarsh Constructions's personnel during the conduct of this audit.

#### 4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Aivy Lee	Hindmarsh Constructions	Site Engineer
Leo Hu	Hindmarsh Constructions	Project Engineer
Harry Reynoldson	Turner & Townsend	Project Manager
Reg Struwig	Hindmarsh Constructions	Project Manager

**Table 1- Personnel Interviewed**

#### 4.5 Site Inspection

A site inspection was carried out on 5 November 2024 at 9:45am led by Hindmarsh Constructions with representatives of Turner & Townsend and APP. Six observations were raised during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

#### 4.6 Consultation

Consultation with the Department of Planning, Housing and Infrastructure (DPHI) was sent in advance of the audit to request feedback on the project as per the *Independent Audit Post Approval Requirements (IAPAR 2020)* Section 3.2. No response was received from the Department.

Refer to [Appendix F](#) for a copy of the consultation.

#### 4.7 Audit Compliance Status Descriptors

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

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

**Table 2- Audit Criteria**

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

## 5. Document Review

- Hindmarsh Environmental Management & Sustainability Plan revision C, 3 October 2024
- Construction Traffic and Pedestrian Management Sub-Plan revision 2.0, 17 June 2024
- Construction Noise and Vibration Management Plan revision 0, 25 July 2024
- Hindmarsh Construction Waste Management Sub-Plan revision 01, 5 July 2024
- JBS&G Waste Management Plan, 21 July 2023
- Hindmarsh Construction Worker Transport Strategy
- Emergency Management Plan revision B, 3 October 2024
- EIS prepared by Ethos Urban, 24 August 2023
- MBC Group Crown Certificate 24000412/1, 28 August 2024
- TTW Design Compliance Statement, 21 August 2024
- Arup Structural Design Statement, 21 August 2024
- Aconex submission to certifier 'Hindmars-GCOR-000743' for Structural Design Statement, 21 August 2024
- Arup Fire Design Statement, 19 August 2024
- Hindmarsh Staging Report version 1.0, 6 June 2024
- Aconex correspondence 'MBCGroup-GCOR-000023' for staging report approval, 19 July 2024
- The External FFE and Finishes Schedule RNA-HDR-AR-SCH-0002 Revision B, 24 September 2024
- Aconex 'Hindmars-TRANSMIT-000255' for submission of External FFE and Finishes Schedule to certifier, 4 October 2024
- The Travers Bushfire & Ecology letter statement ref. 22TUR03, 17 April 2023
- Aconex correspondence 'Ethos-GCOR-000128' for BAL-Low rating. 28 October 2024
- The Acoustic Logic Monitoring Report 1, 7 October 2024
- NSW Office of the Chief Scientist and Engineer media statement, 8 May 2024
- Complaints Register for September 2024
- Conditions of Consent Mod-2, 26 September 2024
- Aconex notification 'Hindmars-GCOR-001003' to Certifier for Mod-2 review, 27 September 2024
- DPHI portal receipt SSD-51811458-PA-1 for commencement notification, 20 August 2024
- Dilapidation Report prepared by Opal Dilapidation, 11 July 2024
- Aconex submission of Dilapidation Report 'Hindmars-GCOR-000688' to certifier, 8 August 2024
- Hindmarsh email to Ryde Council related to Dilapidation Report, 20 August 2024
- Disruption Notice HCA002, 7 August 2024
- PWNA memo related to vibration assessment, 26 August 2024
- ARUP RNA Pilot Research and Manufacturing Facility ESD SEARs Report Version 06, 6 July 2023
- Aconex submission of DAB gap analysis and ESD evaluation tool 'Hindmars-GCOR-00078' to certifier, 22 August 2024
- Excavation workshop meeting minutes, 16 August 2024
- Erosion and sediment controls plan RNA-TTW-CV-DG-00002 Revision 7, 16 September 2024
- EIG001 soil erosion, sediment control, and surface runoff, 13 September 2024
- Arup Mechanical Design Statement, 19 August 2024
- Plant inspection record for Concrete placing Boom, 1 November 2024
- Plant Register Verification Check id-16497, 15 September 2024
- Weekly SQE inspection report, 22 October 2024
- Weekly SQE inspection report, 15 October 2024
- Noise Monitor payment receipt, 29 August 2024
- Letter from Truth About Trees Pty Ltd for exploratory excavation, 30 August 2024

- Tree Protection Certificate from Truth About Trees, 21 September 2024
- Recovered Aggregate Assessment Report from Clearsafe Environmental Solutions, 24 October 2024
- Operational stormwater management system RNA-TTW-CV-DG-10001-8, 16 September 2024
- Aconex submission of stormwater management system 'Hindmars-TRANSMIT-000371' to certifier, 17 October 2024
- Just Skip waste report for September 2024
- DPHI auditors' approval letter SSD-51811458-PA-2, 11 October 2024
- Biodiversity Report prepared by Umwelt, July 2023
- Long service payment receipt, 14 August 2024
- HI letter to certifier for DDA requirement exemption, 22 August 2024
- MBC Group access report, 1 November 2024
- Section 73 subdivided/compliance certificate by Sydney Water, 2 August 2024

## 6. Audit Findings

### 6.1 Assessment of Compliance

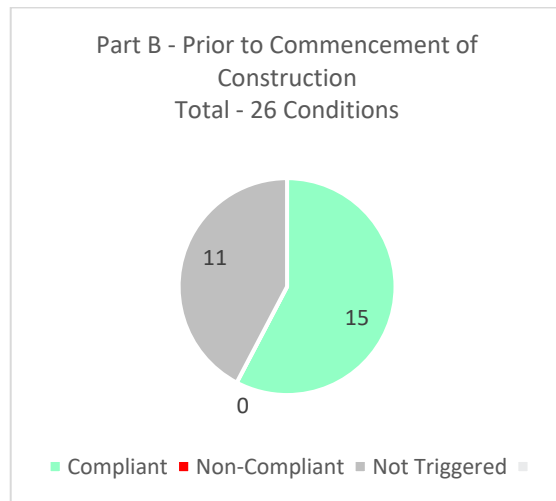
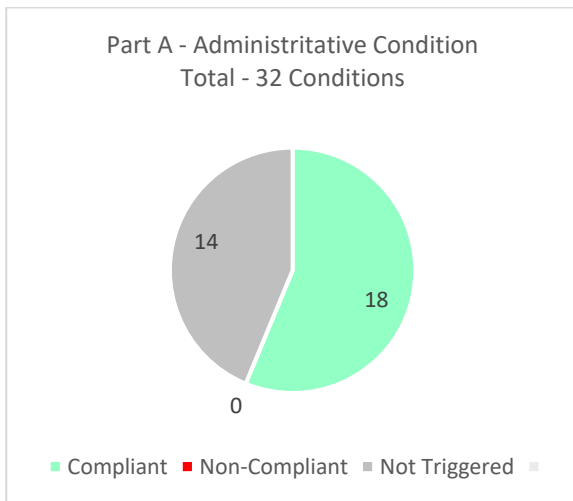
This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by Hindmarsh Construction for the RNA Research and Pilot Manufacturing Facility, against Development Consent SSD- 51811458 (118 conditions).

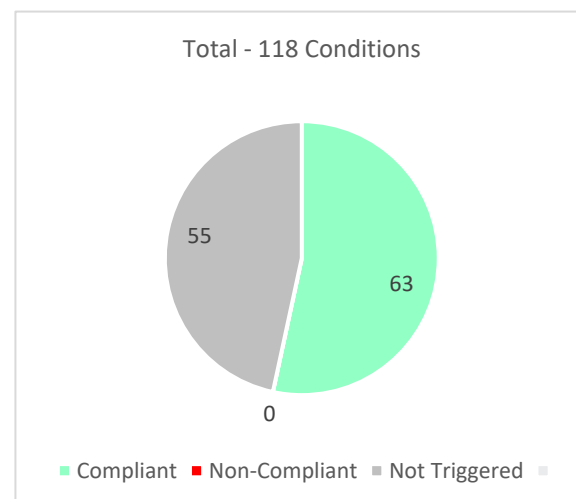
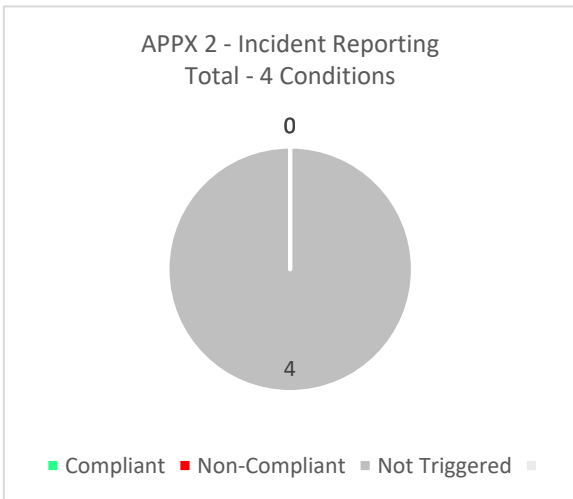
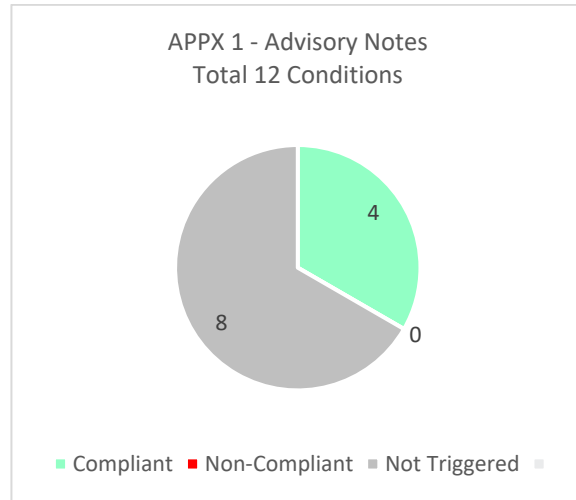
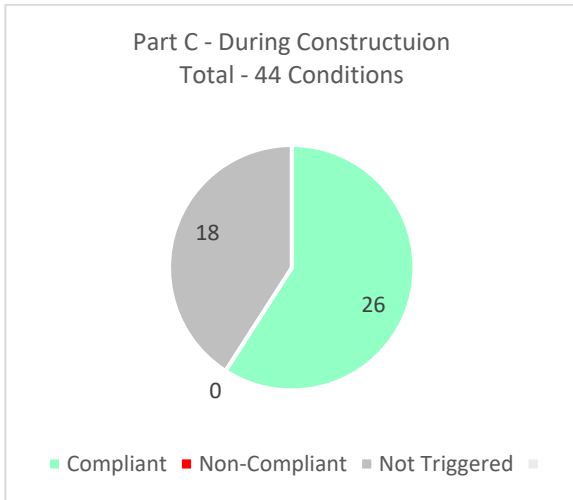
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	63
Non-Compliant	0
Not Triggered	55
<b>Total</b>	<b>118</b>

**Table 3- Summary of Findings**

The comparison of audit requirements against the compliance ratings is as follows:





## 6.2 Notices, Incidents, Complaints & Non-Compliances

### 6.2.1 Notices and Incidents

Turner & Townsend and Hindmarsh Constructions noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

### 6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded, including resolution reached. No complaints have been received on the project to date. The complaints register is available on the project website.

### 6.2.3 Non-Compliances

No non-compliances were raised during the audit period.

## 6.3 Previous Audit Findings

This was the first independent environmental audit for the project, therefore there are no previous findings to note.



## 6.4 Audit Site Inspection

A site inspection was conducted of the construction areas led by Hindmarsh Constructions with representatives of Turner & Townsend, and APP to review the effectiveness of environmental mitigation measures implemented as follows:

- ▶ Site signage with project information displayed.
- ▶ Shade cloth and ATF surrounding entire site.
- ▶ Trees at Culloden Road on University land; sits outside site boundary.
- ▶ Fenced tree protection zones throughout the site.
- ▶ Retained trees marked with green ribbon and have unique number identifiers and QR code.
- ▶ Rumble grid with hose at site access.
- ▶ Plant noted to have quacker instead of beeper.
- ▶ Plant contained within the site boundary with no vehicles noted on public roads.
- ▶ Plant and equipment maintained as per service records reviewed.
- ▶ Security cameras in place, site locked and secured.
- ▶ Secured storage for hazardous materials.
- ▶ Bins available and serviced by Just Skips
- ▶ Main access driveway constructed for vehicles
- ▶ Pathway also constructed leading into site.
- ▶ Sediment fences installed with sandbags at low point areas.
- ▶ Potable hose line available.
- ▶ Materials stockpiled by type.

Five (5) observations were raised during the site inspection as follows:

1. The spill kit was not located in close proximity to the hazardous chemicals shed and generator. (Close out photo provided)
2. Tree Protection Zone sign missing from one area. (Close out photo provided with sign now installed)
3. Sand bag at Culloden Road required replacing. (Close out photo provided with sandbag now replaced)
4. Some minor tracking from site access driveway at Gate 1.
5. Stockpile area sitting outside site boundary was encroaching onto pathway. (Close out photo provided)

Photos of the site inspection and closeout are included in [Appendix F](#).

## 6.5 Suitability of Plans and the Environmental Management System

The CEMP and Sub-Plans were developed by Hindmarsh and subject matter experts. The Plans were approved by DPHI and the Certifying Authority in compliance with the requirements of the Development Consent SSD-51811458. The Plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Compliance of the Plans against consent conditions SSD-51811458 has been verified as follows:

### Construction Environmental Management Plan (CEMP) – Refer to Condition B14

The Hindmarsh Environmental Management & Sustainability Plan Revision C was reviewed by Hindmarsh on 3 October 2024. It includes the project information, environmental management compliance, hours of construction work, objectives and targets, risk management, emergency / incident management, communication and consultation, induction and visitor management, subcontractor management, monitoring,

and reporting requirements. These aspects were verified during the site inspection and review of SSD-51811458 conditions.

### Construction Traffic and Pedestrian Management Sub-Plan (CTPSMP) – Refer to Condition B15

The CTPMSP revision 2.0 prepared by Turner Traffic, dated 17 June 2024, includes measures and impacts on traffic during the construction of the proposed development. The CTPMSP analysis encompasses factors such as construction vehicle routes, types and volume of vehicles, construction program, emergency vehicle access, traffic and pedestrian management, public transport, and the safety of pedestrians and cyclists during construction. Additionally, the plan outlines measures for pedestrian and traffic management, which includes the implementation of a driver code of conduct. The controls outlined in CTPMSP were verified during the site inspection and a review of SSD-51811458 conditions Part C – During Construction.

### Construction Noise and Vibration Management Plan (CNVMP) – Refer to Condition B16

The CNVMP revision 0 was developed by Pulse White Noise Acoustic, dated 25 July 2024. It addresses the consent conditions, regulatory compliance, hours of work, construction noise and vibration criteria, community consultation; contains analysis of noise and vibration in relation to the project, risk assessment and a comprehensive description of mitigation measures to be implemented onsite. The implementation of controls was verified during the review of SSD-51811458 conditions Part C – During Construction.

### Construction Waste Management Sub-Plan (CWMSP) – Refer to Condition B17

The Hindmarsh Construction Waste Management Sub-Plan revision 01 was developed on 5 July 2024, and addresses the scope of works for the project, objectives, project compliance requirements, onsite waste requirements, and controls used to manage waste. JBS&G Waste Management Plan was developed on 21 July 2023 and included under Appendix D. The implementation of controls was verified through the site inspection and review of SSD-51811458 conditions Part C – During Construction.

## Summary

Overall, effective implementation of the Construction Environmental Management Plan and Sub-Plans was verified during the review of records and as demonstrated during the site inspection – refer to [Section 6.8 – Audit Findings](#) and [Appendix E – Audit Checklist](#). Based on the outcome of the audit, the current CEMP, Sub-Plans, and system were deemed suitable for the construction activities occurring at the time of this audit.

## 6.6 Actual vs Predicated Impacts

### 6.6.1 Construction Management

The project mitigation measures applicable to Construction Management as set out in the Environmental Impact Statement (EIS) and Response to Submissions were reviewed against the actual impacts as follows:

- **Noise and Vibration Impacts:** Pulse White Noise Australia (PWNA) developed a Construction Noise and Vibration Management Plan. Vibration monitoring was conducted for the impacts associated with demolition and excavation works with no exceedances reported. A handheld noise monitor is available for attended monitoring. No nearby residents noted with no complaints received to date. No out of hours works have occurred to date.
- **Heritage:** No Aboriginal finds or additional heritage items have been found during the works. Procedures were verified to be in place for unexpected finds. During the audit it was recommended to include unexpected finds procedure within the project induction which was immediately addressed.

- **Biodiversity:** During the site inspection, several biodiversity measures were noted to ensure environmental protection and effective site management. The site area was fully enclosed, with clear boundaries demarcated to separate the construction zone. Tree protection zones have been established to protect retained trees. Erosion and sediment controls were in place, and a waste management system has been implemented with Just Skip waste bins available throughout the site. Additionally, dust and air quality control measures are being implemented as required, and no dust was observed.
- **Contamination:** The unexpected finds protocol for hazardous materials has been developed. No contamination finds have occurred to date. As per the JBS&G detailed site investigation report, there has been no identified contamination of hazardous material on site.
- **Aviation:** The aviation impact is not applicable at this stage of the project, as no cranes were present on-site.
- **Social Impact:** The Environmental Management Plan (EMP) section 10 “Communication / Consultation” outlines the community consultation strategy (e.g., letter box drops, website notifications, etc.) to communicate with surrounding residents, workers, patients and carers, students and visitors to ensure that all stakeholders are made aware of the construction updates.

## 6.7 Key Strengths

The outcome of the audit verified that Health Infrastructure (the Proponent), Turner & Townsend (Project Manager), and Hindmarsh Constructions (the Contractor), demonstrated adequate controls to address environmental impacts. The following key strengths were noted:

- ▶ Tidy conditions throughout the site, in particular, the main driveway access and walkway.
- ▶ Hindmarsh team presented evidence promptly demonstrating strong document control practices.
- ▶ Detailed understanding of conditions, their requirements, and timeframes established by Hindmarsh and Turner & Townsend.
- ▶ Effective use of systems (Hammertech, Onsite) as demonstrated through weekly inspections and general maintenance of records.
- ▶ Hindmarsh Environmental Impact Guides appeared well implemented
- ▶ Timely close out of Corrective Actions (CARs) and Hazards presented.
- ▶ No complaints received to date.

## 6.8 Audit Findings and Recommendations

Implementation of Hindmarsh’s Construction Management Plan and Sub-Plans were verified to be generally in compliance with Development Consent SSD-51811458. Refer to the attached [Appendix E](#) for full details of the completed audit checklist.

Five (5) opportunities for improvements were raised within the scope of this audit as summarised overpage.

## Findings

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations	Status
<b>RNA-01 OFI-01</b>	Opportunity for Improvement	<p><b>A10</b> - A Staging Report prepared in accordance with condition A9 must:</p> <p>(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);</p> <p>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Although the matrix indicates that the operational phase will not be staged, this is not clearly defined as per A10(b) and (d).</p> <p>Managing cumulative impacts required by A10 (e) did not appear to be clearly included within the Staging Report.</p>	<p>It is recommended that operational compliance be clearly defined within the plan to fully address Condition A10 (b) and (d).</p> <p>It is also recommended that an update to the Staging Report be actioned to fully address the requirements of A10(e).</p>	<p>Following the audit, the Staging Report was updated to Rev 02, 11 November 2024 to address this finding.</p> <p>(b) as per Section 1.2 “there will be only one Operation Certificate in the first Quarter of 2025”</p> <p>(e) as per Section 1.2 “Communication between stakeholders to manage impacts from staging will be during the following meetings: Precinct Partners Macquarie University - Fortnightly meetings on Monday at 11am Client Meetings Health Infrastructure - Weekly meetings on Monday at 2pm”</p> <p>This finding is now considered addressed <b>CLOSED</b></p>
<b>RNA-01 OFI-02</b>	Opportunity for Improvement	<p><b>A24 – Access to Information</b></p> <p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(iii) all strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) contact details to enquire about the development or to make a complaint.</p>	<p>(iii) It was noted that the website contains an outdated version of the Construction Environmental Management Plan. Additionally, the Waste Management Plan by JBS&amp;G is uploaded on the website, while the project team implement the Hindmarsh Waste Management Plan. (It is acknowledged that the Waste Management Plan is based on the JBS&amp;G plan)</p> <p>(iv) Contact details section on website provides email address: <a href="mailto:HI-RNA@health.nsw.gov.au">HI-RNA@health.nsw.gov.au</a>, however there is reference to the RPA Hospital project.</p>	<p>It is recommended to update the website to ensure that the documentation and information made publicly available required under Condition A24, is current and up to date.</p>	<p>The project website has now been updated and it was verified that:</p> <ul style="list-style-type: none"> <li>Reference to the RNA project has been updated for the contact details.</li> </ul> <p>The correct versions of the Project Environmental Management Plan and Waste Management Plan are still required for upload with the status to be reviewed at the next independent environmental audit.</p>

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations	Status
<b>RNA-01 OFI-03</b>	Opportunity for Improvement	<p><b>A25 - Compliance</b></p> <p>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.</p>	The unexpected finds procedures for contamination and heritage were not included in the induction.	It is recommended to include the unexpected finds procedures as part of the induction to ensure all personnel are familiar with the correct steps to follow should any unexpected finds occur during work activities.	<p>The Site Induction was updated following the audit as Revision 1 and was verified to include: Unexpected Finds Protocol – Heritage and Contamination – slide 10 with both flow charts presented and a section on “Response to Unexpected Discovery”.</p> <p>This finding is now considered addressed <b>CLOSED</b></p>
<b>RNA-01 OFI-04</b>	Opportunity for Improvement	<p><b>B14 – Construction Environmental Management Plan</b></p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant’s website in accordance with condition A24. The CEMP must include, but not be limited to, the following:</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15)</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B16);</p>	It was noted that the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) are not referenced within the CEMP section 15.8.	It is recommended to review the CEMP section 2 and 15.8 to include the references of CTPMSP and CNVMSP.	<p>The Project Environmental and Sustainability Management Plan (EMP) was updated following the audit as Rev D, 13 November 2024 and now includes reference to both the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) under Section 15.8 Environmental Management Sub-Plans.</p> <p>This finding is now considered addressed <b>CLOSED</b></p>
<b>RNA-01 OFI-05</b>	Opportunity for Improvement	<p><b>B16 - The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</b></p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d)</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction</p>	The CNVMSP partially addresses the requirements for community consultation and complaints but does not capture the requirements of Condition B16 (e) and (f) in full. However, these requirements are addressed within CEMP.	It is recommended that the plan be updated to refer to the CEMP to fully comply with the condition B16.	<p>The Construction Noise and Vibration Management Sub-Plan was updated following the audit and now includes reference to the Environmental Management Plan Sections 10.2 and 10.3 which complies with the requirements of Condition B16 (e) and (f).</p> <p>This finding is now considered addressed <b>CLOSED</b></p>

**Table 4- Findings**

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# Appendix A- Audit Agenda





# Audit Agenda – RNA Research and Pilot Manufacturing Facility

<b>Project</b>	Independent Environmental Audit - RNA Research and Pilot Manufacturing Facility (SSD-51811458)
<b>Proponent</b>	Health Infrastructure NSW
<b>Project Manager</b>	Turner & Townsend
<b>Contractor</b>	Hindmarsh Constructions
<b>Location</b>	Hindmarsh Constructions Project Site Office – Macquarie Park
<b>Date and Time</b>	5 November 2024      9:30 AM – 4:30 PM
<b>Auditing Team</b>	Barbara Pater (lead auditor) Sanan Qasim (auditing support)
<b>Site contact</b>	Harry Reynoldson, Project Manager, Turner & Townsend m: +61 438 608 688
<b>Audit criteria</b>	In accordance with Consent Conditions SSD-51811458 and the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)
<b>Audit scope</b>	Within 12-weeks of commencement of construction audit.

## Agenda

Item	Time
<b>Opening Meeting</b> <ul style="list-style-type: none"> <li>▶ Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required.</li> </ul>	9:30 AM – 9:45 AM
<b>Site Walk</b> <ul style="list-style-type: none"> <li>▶ Sight current site activities and provide focus for the review of environmental aspects, impacts and controls.</li> </ul>	9:45 AM – 10:45 AM
<b>Coffee/tea break</b>	10:45 AM – 11:00 AM
<b>Review of Consent Conditions SSD-51811458 Schedule 2:</b>	
<ul style="list-style-type: none"> <li>▶ Part A – Administrative Conditions (32 conditions) + Appendix 2, if applicable</li> </ul>	11:00 AM – 11:45 AM

Item	Time
<ul style="list-style-type: none"> <li>▶ Part B – Prior to Commencement of Construction (26 conditions)</li> </ul>	11:45 AM – 12:30 PM
<b>Lunch break</b>	12:30 PM – 1:15 PM
<ul style="list-style-type: none"> <li>▶ Part C – During Construction (44 conditions)</li> <li>▶ Advisory Notes (12 conditions)</li> </ul>	1:15 PM – 3:45 PM
<b>Auditor consolidation (auditors only) / Afternoon tea break</b>	3:45 PM – 4:15 PM
<b>Closing meeting</b> <ul style="list-style-type: none"> <li>▶ Outcome of audit and presentation of findings. Deliverables as noted below.</li> </ul>	4:15 PM – 4:30 PM

## Deliverables

Audit Deliverables	Responsibility
<b>Draft Report Submission</b> <ul style="list-style-type: none"> <li>▶ 15 days following conduct of independent audit</li> </ul>	APP
<b>Response to draft report</b> <ul style="list-style-type: none"> <li>▶ 7 days following receipt of draft audit report from APP</li> </ul>	HI/T&T
<b>Final report submission</b> <ul style="list-style-type: none"> <li>▶ Finalised within 7 days following receipt of comments from HI/T&amp;T</li> <li>▶ Submitted to HI/T&amp;T</li> </ul>	APP
<b>Response to findings and submission of final audit report</b> <ul style="list-style-type: none"> <li>▶ Final audit report submitted to DPHI in accordance with SSD-51811458 Conditions C40 and AC41.</li> </ul>	HI/T&T
<b>Non-Compliances (if applicable)</b> <ul style="list-style-type: none"> <li>▶ HI/T&amp;T is to follow the process to notify DPHI for any non-compliances identified during the audit as per SSD-51811458 Conditions A28 and A29.</li> </ul>	HI/T&T



## Limitations

- A. The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions of Part A, B, C, D and Appendices in accordance with Consent Conditions SSD-51811458.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

### Request for Information

Records to be provided to the Auditor prior to the audit:





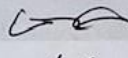
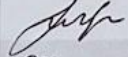
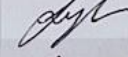
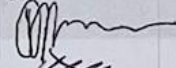

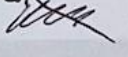

- ▶ Current Construction/Crown Certificate(s)
- ▶ Staging Report
- ▶ Current version of the Construction Environmental Management Plan (CEMP)
- ▶ Current versions of the CEMP Sub-Plans (Traffic Management, Noise and Vibration, etc)
- ▶ Current ERSED plans / environmental control site maps, etc
- ▶ Details of any complaints, incidents, non-compliances
- ▶ Records for any unexpected asbestos / contamination finds

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# Appendix B – Audit Attendance Sheet

# Audit Attendance Sheet

Project	RNA <sup>RESEARCH + PILOT</sup> MANUFACTURING FACILITY	Audit No.	# RNA-01
Auditee	HINDMARSH	Lead Auditor	BARBARA PATER
Location	HINDMARSH SITE OFFICE, MACQUARIE PARK		
Opening Meeting Date	5 NOVEMBER 2024, 9:30 AM		
Closing Meeting Date	5 NOVEMBER 2024, 3:00 PM		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
BARBARA PATER	APP	L. AUDITOR		
Sanan Qasim	APP	Auditor		
LEAS HU	HCA	PE		
Aivy Le	HCA	SE		
Harry Reynolds	T&T	PM		
Reg Strawis	HCA	PM		

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# Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-51811458-PA-2

Kathryn Saunders  
Senior Advisor, Town Planning (Post-Approval and Compliance)  
Health Infrastructure  
1 Reserve Road  
St Leonards NSW 2065

11 October 2024

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Sent via the Major Projects Portal only

**Subject: RNA Pilot Research and Manufacturing Facility - Auditor Agreement**

Dear Ms Saunders,

I refer to your letter dated 23 September 2024 (SSD-51811458-PA-2) requesting the Planning Secretary's agreement to suitably qualified, experienced and independent persons as independent environmental auditors for the RNA Pilot Research and Manufacturing Facility, approved under SSD-51811458 as modified (Consent), for the construction phase of the project. I also refer to your email dated 10 October 2024, where you provided additional information in relation to your request.

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements* (2020). NSW Planning is satisfied that the nominees are certified with Exemplar Global as a lead auditor in environmental management systems, are suitably experienced in state significant projects, and have supplied a declaration of independence.

Consequently, I can advise that under Condition C38 of the Consent, the Planning Secretary has agreed to the following lead auditors:

- Ms Barbara Pater, APP Group
- Mr Grant Brown, APP Group

This agreement applies to all construction phase audits for the project (and will require the approved auditor to submit a declaration of independence with each subsequent report).

Please ensure this correspondence is appended to the Independent Audit Report.



## Department of Planning, Housing and Infrastructure



The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of the Consent and the *Independent Audit Post Approval Requirements (2020)*. Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor(s) or audit team for future audits.

Should you wish to discuss the matter further, please contact Alfarid Hussain, Compliance Officer, via email at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



Nicholas Kumar  
A/Team Leader Compliance – Government Projects  
NSW Planning  
*As nominee of the Planning Secretary*

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# Appendix D – Independent Audit Declarations

# Declaration of Independence Form

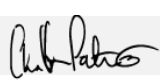
Independent Audit Declaration Form	
Project Name:	RNA Research and Pilot Manufacturing Facility
Consent Number:	SSD-51811458
Description of Project:	Construction and operation of a single storey RNA Pilot Research and Manufacturing Facility with mezzanine plant level, including: <ul style="list-style-type: none"> <li>• earthworks, tree removal and demolition.</li> <li>• construction of an internal road.</li> <li>• carpark alterations and provision of bicycle parking.</li> <li>• utility works.</li> <li>• signage.</li> <li>• landscaping works.</li> </ul>
Project Address:	Macquarie University, 16 Herring Road, Macquarie Park
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	11 November 2024

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 Post Approval Requirements (Department 2020);
- 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000



# Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	RNA Research and Pilot Manufacturing Facility
Consent Number:	SSD-51811458
Description of Project:	Construction and operation of a single storey RNA Pilot Research and Manufacturing Facility with mezzanine plant level, including: <ul style="list-style-type: none"> <li>• earthworks, tree removal and demolition.</li> <li>• construction of an internal road.</li> <li>• carpark alterations and provision of bicycle parking.</li> <li>• utility works.</li> <li>• signage.</li> <li>• landscaping works.</li> </ul>
Project Address:	Macquarie University, 16 Herring Road, Macquarie Park
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	11 November 2024

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:

- ix. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- x. the findings of the audit are reported truthfully, accurately and completely;
- xi. I have exercised due diligence and professional judgement in conducting the audit;
- xii. I have acted professionally, objectively and in an unbiased manner;
- xiii. 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- xiv. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- xv. 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
- xvi. 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:**

- c) 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
- d) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of the Auditor:	Sanan Qasim
Signature:	
Qualification:	Auditor's Assist
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

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# Appendix E – Audit Checklist

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.	A	<b>PART A – ADMINISTRATIVE CONDITIONS</b>			
1.1.	A1	<p><b>Obligation to Minimise Harm to the environment</b></p> <p>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.</p>	<p>Based on the outcome of the audit which consisted of a review of records and documentation, and the results of the site inspection, it is evident that the project has executed measures to mitigate environmental harm. This is reflected in their environmental site controls, adherence to management plan documentation, and compliance with consent conditions.</p> <p>Observations were raised during the audit site inspection. However, these observations were noted to not cause any material harm to the environment at the time of the audit. It was also noted that most of the observations were closed out during the audit. Refer to site inspection close out photos.</p>	.	Compliant
1.2.	A2	<p><b>Terms of Consent</b></p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a. in compliance with the conditions of this consent;</li> <li>b. in accordance with all written directions of the Planning Secretary;</li> <li>c. generally in accordance with the EIS and Response to Submissions; and</li> <li>d. in accordance with the approved plans in the table below:</li> </ul>	<p>The outcome of this audit confirmed the following;</p> <ul style="list-style-type: none"> <li>a. Conditions of consent were found to be compliant</li> <li>b. Written directions from the Department were not applicable</li> <li>c. Impacts identified within the EIS as prepared by Ethos Urban 24 August 2023 (ref 222042) and Submissions Report (17 January 2024, ref 2220424) have been reviewed as per Section 6.6 of the audit report.</li> <li>d. Approved plans are assessed by the Certifier and included within the Crown Certificates (currently one issued to date). MBC Group Crown Approval</li> </ul>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating																																																																																																																				
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1.3.	<b>A3</b>	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>c. the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ul>	No specific written directions received from DPPI to date.		Not Triggered
1.4.	<b>A4</b>	<p>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).</p> <p>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.</p>	No inconsistencies, ambiguity or conflict have been identified to date.		Not Triggered
1.5.	<b>A5</b>	<p><b>Limits of Consent</b></p> <p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	Works have physically commenced. This condition has not yet lapsed.		Compliant

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1.6.	A6	<p><b>Prescribed Conditions</b></p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&amp;A Regulation.</p>	<p>Applicable part relates to structural design and compliance with the BCA.</p> <p>Sighted Crown Approval Certificate 24000412 / 1, 28 August 2024 lists Design Compliance Statement prepared by HDR dated 14 August 2024, Structural Design Statement prepared by TTW dated 21 August 2024, Structural Design Statement prepared by Arup dated 21 August 2024, Fire Design Statement prepared by Arup dated 19 August 2024.</p> <p>Erection of signs (Part 4, Div 2, No. 70) – project signage in place, refer to Condition C1.</p> <p>Staging Report Section 1.2.1 Staging Overview notes 2 x Crown Certificates to be issued for the project. CC 2 will apply to internal finishes, façade, and landscaping.</p> <p>CC1 received, applicable to earthworks, in-ground services, and structure.</p>		Compliant
1.7.	A7	<p><b>Planning Secretary as Moderator</b></p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.</p>	<p>No disputes between the Applicant and a public authority had occurred to the date of the audit.</p>		Not Triggered
1.8.	A8	<p><b>Evidence of Consultation</b></p>	<p>Consultation as linked to Conditions:</p> <p>B5 – Pre-Construction Dilapidation Reports requires consultation with the relevant owner and provider of</p>		Compliant

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		<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>a. consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b. provide details of the consultation undertaken including:                             <ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<p>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>B15 – Construction Traffic and Pedestrian Management Sub-Plan to be prepared in consultation with Council and TfNSW.</p> <p>C28 &amp; C29 – consultation requirements for any unexpected finds (Aboriginal or Heritage)</p> <p>AN11 – consultation with SafeWork NSW for the handling of asbestos waste.</p>		
1.9.	<b>A9</b>	<p><b>Staging</b></p> <p>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 Certifier for approval. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).</p>	<p>A Staging Report has been developed for the project: Hindmarsh Construction Staging Report Version 1.0 dated 6 June 2024.</p> <p>The Aconex correspondence with Certifier ref. MBCGroup-GCOR-000023, dated 19 July 2024, was sighted, confirming that the certifier approved the staging report.</p>		Compliant
1.10.	<b>A10</b>	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> <li>b. if staged construction is proposed, set out how the construction of the whole of the project will be</li> </ul>	<p>Staging Report has been developed for the project: Hindmarsh Construction Staging Report Version 1.0 dated 6 June 2024 includes the following:</p>	<p><b>RNA-01_OFI-01</b></p> <p>Although the matrix indicates that the</p>	Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>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;</p> <ul style="list-style-type: none"> <li>c. 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);</li> <li>d. specify how compliance with conditions will be achieved across and between each of the stages of the project;</li> <li>e. specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</li> <li>f. set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	<ul style="list-style-type: none"> <li>a. Section 1.2.1 Staging Overview notes 2 x Crown Certificates to be issued for the project. CC1 (received), applicable to earthworks, in-ground services, and structure. CC 2 will apply to internal finishes, façade, and landscaping.</li> <li>b. It is assumed that staging of operation is not required, however this was not clearly defined.</li> <li>c. Compliance as per pages 3-13 with matrix of consent conditions, CC1, CC2 and Operation.</li> <li>d. Auditing of operational stages appeared to only be required following full operation, however this was not clearly defined.</li> <li>e. Cumulative impacts did not appear to be addressed within the Staging Report.</li> </ul>	<p>operational phase will not be staged, this is not clearly defined as per A10(b) and (d). Managing cumulative impacts required by A10 (e) did not appear to be clearly included within the Staging Report.</p> <p>It is recommended that operational compliance be clearly defined within the plan to fully address Condition A10 (b) and (d). It is also recommended that an update to the Staging Report be actioned to fully address the requirements of A10(e).</p>	



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1.11.	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	<p>A Staging Report has been developed for the project: Hindmarsh Construction Staging Report Version 1.0 dated 6 June 2024.</p> <p>The Aconex correspondence with Certifier ref. MBCGroup-GCOR-000023, dated 19 July 2024, was sighted, confirming that the certifier approved the staging report.</p>		Compliant
1.12.	A12	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.	The project is currently working under Crown Certificate 1.		Compliant
1.13.	A13	<p><b>SSD Staging, Combining and Updating Strategies, Plans or Programs</b></p> <p>The Applicant may:</p> <ul style="list-style-type: none"> <li>a. prepare and submit any strategy, plan (including management plan, architectural or design 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, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</li> <li>b. combine any strategy, plan (including management plan, architectural or design plan), or program</li> </ul>	No combination or updates to strategies, plans or programs required. The Staging Report is the only staged document which is unchanged and being implemented as per Conditions A9, A10, and A11.		Not Triggered

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		<p>required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c. update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design 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).</p>			
1.14.	<b>A14</b>	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Onsite internet dashboard was presented. The plans and documents are reviewed based on their due dates. The task dashboard was observed, with tasks due this week. A green color indicates that the review or activity has been completed, orange means it is due in the coming days, and red indicates that the task has not been actioned.</p> <p>No combining or updating of plans or programs triggered by condition A13.</p>		Not Triggered
1.15.	<b>A15</b>	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No combining or updating of plans or programs triggered by condition A13.		Not Triggered
1.16.	<b>A16</b>	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in	<ul style="list-style-type: none"> <li>Hindmarsh’s Environmental Management &amp; Sustainability Plan (EMP), Rev C dated 3 October 2024</li> </ul>		Compliant

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		accordance with the condition that requires the strategy, plan, program or drawing.	<ul style="list-style-type: none"> <li>Construction Traffic and Pedestrian Management Sub-Plan developed by Turner Traffic, Revision 2.0, 17 June 2024.</li> <li>Construction Noise and Vibration Management Plan developed by Pulse White Noise Acoustics, Reference: 240258, Rev 0, 25 July 2024.</li> <li>Construction Waste Management Sub-Plan developed by Hindmarsh, Rev 01, 5 July 2024.</li> </ul>		
1.17.	<b>A17</b>	<p><b>Structural Adequacy</b></p> <p>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.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>▶ <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> </ul>	Sighted Structural Design Statement prepared by TTW dated 21 August 2024. This design statement is included under CC1 by MBC Group, 24000412 / 1, 28 August 2024.		Compliant
1.18.	<b>A18</b>	<p><b>External Walls and Cladding</b></p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	This will be triggered under CC2.		Not Triggered
1.19.	<b>A19</b>	<p><b>External Materials</b></p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p>	The External FFE and Finishes Schedule RNA-HDR-AR-SCH-0002, Rev B, dated 24 September 2024, was sighted. It was submitted to the certifier on 4 October 2024, with Aconex reference Hindmars-TRANSMIT-000255.		Compliant

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		<ul style="list-style-type: none"> <li>a. the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>b. the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c. a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it, if requested.</li> </ul>			
1.20.	<b>A20</b>	<p><b>Design and Construction for Bush Fire</b></p> <p>The development must comply with the recommendations provided in <i>'Bushfire Assessment Report RNA Pilot Research &amp; Manufacturing Facility (SSD-51811548) Macquarie University'</i> (Version 3), prepared by Bushfire Planning Australia and dated 16 November 2023.</p>	<p>Noted that the EIS Section 2.2.6 stated that: The site is not identified as being located on land that is bushfire prone.</p> <p>The Travers Bushfire &amp; Ecology letter statement ref. 22TUR03, dated 17 April 2023, was sighted, referencing the BAL 12.5 materials.</p> <p>Aconex conversation with the Planner from ETHOS Urban, dated 28 October 2024 (Ref: Ethos-GCOR-000128), was sighted, confirming the BAL-Low rating and referencing the bushfire report.</p> <p>The Bushfire Assessment Report indicates a Bushfire Attack Level (BAL) of Low</p>		Compliant
1.21.	<b>A21</b>	<p><b>Applicability of Guidelines</b></p> <p>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.</p>	<p>Guidelines (BCA and Australian Standards) are included in the Design and PCA Certificates. Australian Standard for Disability has been followed.</p> <p>Project Environmental Management and Sustainability Plan Section 6 Compliance – 6.1 Legal Requirements notes the Legal Register.</p>		Compliant

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			Section 2 of the EMP notes: ensure Hindmarsh, its suppliers and subcontractors comply with all relevant environmental legislation, any applicable licenses, approvals, permits and regulatory requirements.		
1.22.	<b>A22</b>	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.	No requests have been received from the Department with regards to ongoing monitoring or management of obligations.		Not Triggered
1.23.	<b>A23</b>	<p><b>Monitoring and Environmental Audits</b></p> <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, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: 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</i></p>	<p>CNVMP states noise monitoring to be only undertaken upon receiving complaints. No complaints received to date.</p> <p>Handheld noise monitors are available, if required, to monitor noise levels during noisy works or in response to any complaints.</p> <p>Monitoring was conducted during compaction and preparation works. The Acoustic Logic Monitoring Report 1, dated 7 October 2024, was sighted. Vibration monitoring was carried out from 9 September 2024 to 30 September 2024, with measured levels remaining below the specified limits.</p> <p>This is the first independent audit of the development.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<i>compliance with the consent or the environmental management or impact of the development.</i>			
1.24.	<b>A24</b>	<p><b>Access to Information</b></p> <p>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:</p> <p>(b) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>ix. audit reports prepared as part of any independent audit of the development and</li> </ul>	<p>Health Infrastructure RNA Research and Pilot Manufacturing Facility project website established.</p> <ul style="list-style-type: none"> <li>a. Includes the following information and documentation: <ul style="list-style-type: none"> <li>i. Approved Plans A24(a)(i) – Architectural plans by HDR dated 14 June 2023 e.g., Campus Site Plan Drawing No. HDR-AR-SSDA-1101, Rev B; Site Demolition Plan Drawing No. HDR-AR-SSDA-1201, Rev B; Landscape Drawings by 360 dated 5 August 2024 e.g., Landscape Masterplan Drawing No. L-DA-02; Planting Palette &amp; Schedule Drawing No. L-DA-09.</li> <li>ii. Current Statutory Approvals A24(a)(ii) – Consolidated Consent (26 September 2024) + Development Consent (29 February 2024)</li> <li>iii. Approved Strategies, Plans and Programs A24(a)(iii) – CEMP (Rev A, 5 July 2024), CTPMSP (Rev 2.0, 17 June 2024), CNVMSP (Rev 0, 29 July 2024), CWMSPP (Rev 5, 21 July 2023), Staging Report (Version 1.0, 6 June 2024)</li> <li>iv. Environmental Performance A24(a)(iv) – notes that will be updated when available</li> <li>v. Summary of Monitoring Results A24(a)(v) – notes that will be updated when available</li> <li>vi. NSW Office of the Chief Scientist and Engineer media statement, dated 8 May 2024</li> <li>vii. Contact Details to enquire about the project A24a(vii) – provides email address: <a href="mailto:HI-RNA@health.nsw.gov.au">HI-RNA@health.nsw.gov.au</a>, however there is reference to the RPA Hospital project.</li> </ul> </li> </ul>	<p><b>RNA-01_OFI-02</b></p> <p>It was noted that the website contains an outdated version of the Construction Environmental Management Plan. Additionally, the Waste Management Plan by JBS&amp;G is uploaded on the website, while the project team implement the Hindmarsh Waste Management Plan. (It is acknowledged that the Waste Management Plan is based on the JBS&amp;G plan)</p> <p>Contact details section on website provides email address: HI-</p>	Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>the Applicant’s response to the recommendations in any audit report;</p> <p>x. any other matter required by the Planning Secretary; and</p> <p>(c) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>viii. Complaints Register A24a(viii) – September 2024 – Nil received (last updated 30 September 2024)</p> <p>ix. Audit Report and Applicants Response A24(a)(vii) – notes that will be updated when available</p> <p>x. Not applicable</p> <p>b. Operational stage not yet achieved.</p>	<p>RNA@health.nsw.gov.au, however there is reference to the RPA Hospital project.</p> <p>It is recommended to update the website to ensure that the documentation and information made publicly available required under Condition A24, is current and up to date.</p>	
1.25.	<b>A25</b>	<p><b>Compliance</b></p> <p>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.</p>	<p>Hammertech dashboard was presented. Sighted the site-specific induction includes;</p> <ul style="list-style-type: none"> <li>• Site amenities – parking is not permitted</li> <li>• Project description</li> <li>• Project requirements</li> <li>• Site specific plans and policies</li> <li>• First aid and emergencies includes contact details</li> <li>• Emergency evacuation</li> <li>• Hours of work</li> <li>• Site access and deliveries – carpooling and public transport are encouraged &amp; workers are encouraged to park on main roads.</li> <li>• Incident reporting</li> <li>• Hazard reporting</li> <li>• Legislation and codes of practice</li> <li>• PPE Requirements</li> </ul>	<p><b>RNA-01_OFI-03:</b></p> <p>The unexpected finds procedures for contamination and heritage were not included in the induction.</p> <p>It is recommended to include the unexpected finds procedures as part of the induction to</p>	Compliant



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			<ul style="list-style-type: none"> <li>Environmental slide includes silt traps, fences and other sediment erosion controls to be maintained &amp; site contaminated water not to be pumped into sewer or stormwater systems.</li> </ul> <p>The details of subcontractors were presented on the Hammertech dashboard. All required induction, licenses and SWMS documentation were available on Hammertech.</p>	<p>ensure all personnel are familiar with the correct steps to follow should any unexpected finds occur during work activities.</p>	
1.26.	<b>A26</b>	<p><b>Incident Notification, Reporting and Response</b></p> <p>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.</p>	<p>No incidents have occurred to date.</p>		Not Triggered
1.27.	<b>A27</b>	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b>.</p>	<p>No incidents have occurred to date.</p>		Not Triggered
1.28.	<b>A28</b>	<p><b>Non-Compliance Notification</b></p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p>	<p>No non-compliances identified to date.</p>		Not Triggered
1.29.	<b>A29</b>	<p>The notification must identify the development and the application number for it, set out the condition of consent</p>	<p>No non-compliances identified to date.</p>		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		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 by the Applicant to address the non-compliance.			
1.30.	<b>A30</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances or incidents to date.		Not Triggered
1.31.	<b>A31</b>	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>Within three months of:</p> <ul style="list-style-type: none"> <li>a. the submission of an incident report under condition A27;</li> <li>b. the submission of an Independent Audit under condition C37 or C39;</li> <li>c. the approval of any modification of the conditions of this consent; or</li> <li>d. the issue of a direction of the Planning Secretary under condition A3 which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Changes of Mod-2 dated 26 September 2024 were reviewed and notified to the certifier on 27 September 2024 via Aconex ref. Hindmars-GCOR-001003.</p> <p>Sighted SSD tracker file which is established to monitor updates and determine whether any documents need to be submitted.</p>		Compliant
1.32.	<b>A32</b>	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 (where relevant) for	No revisions to the plans have been required under this condition.		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		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>			
<b>2.</b>	<b>B</b>	<b>PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>			
2.1.	<b>B1</b>	<b>Notification of Commencement</b> The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Construction commenced on 4 September 2024. Sighted commencement notification to the DPHI, dated 20 August 2024, confirming the works to be commenced on 4 September 2024. Sighted portal receipt SSD-51811458-PA-1, dated 20 August 2024.		Compliant
2.2.	<b>B2</b>	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.	Construction commenced on 4 September 2024. Sighted commencement notification to the DPHI, dated 20 August 2024, confirming the works to be commenced on 4 September 2024. Sighted portal receipt SSD-51811458-PA-1, dated 20 August 2024.		Compliant
2.3.	<b>B3</b>	<b>Certified Drawings</b> Prior to the commencement of the relevant construction stage, 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.	Sighted Structural Design Statement prepared by TTW dated 21 August 2024. It was submitted to the certifier via Aconex Hindmars-GCOR-000743, dated 21 August 2024.		Compliant
2.4.	<b>B4</b>	<b>External Walls and Cladding</b> Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that	This condition will be triggered under CC2.		

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>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.</p>			
2.5.	<b>B5</b>	<p><b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b></p> <p>Prior to the commencement of any construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.</li> </ol>	<p>Dilapidation Report prepared by Opal Dilapidations dated 11 July 2024, prior to commencement of construction, 4 September 2024.</p> <ol style="list-style-type: none"> <li>The Disruption Notice (DN) ref HCA002 was sighted. It details the proposed works starting on 12 August 2024 and finishing on 3 September 2024. The disruption notice was updated on 22 August 2024. Additionally, the Macquarie University sign-off, dated 7 August 2024, was sighted demonstrating consultation in accordance with Condition B5(a).</li> <li>Dilapidation Report ref OD3472 Rev 00 prepared by Opal Dilapidations dated 11 July 2024</li> <li>Submitted to the certifier via Aconex ref Hindmars-GCOR-000688, dated 8 August 2024. Submitted to Council via SharePoint folder on Ryde council intranet. Sighted the email to Ryde council dated 20 August 2024, confirming that the report is uploaded on the SharePoint.</li> <li>No requests for a copy from DPHI to date.</li> </ol>		Compliant
2.6.	<b>B6</b>	<p><b>Pre-Construction Survey – Adjoining Properties</b></p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of</p>	<p>The memo '240258_RNA RPFM_Construction Vibration_BW_RO' prepared by PWNA, dated 26 August 2024, was sighted. The memo confirms that attended</p>		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		residential/heritage listed/commercial buildings that are likely to be impacted by the development.	vibration measurements of construction activities are expected to comply with all relevant vibration criteria including condition B6, B7 and B8. The assessment of existing vibration levels at the residential receivers within the proximity of site are not required for the assessment of construction vibration impacts at these locations. Construction vibration monitoring or surveys will be undertaken during periods when high vibration activities are to be in operation.		
2.7.	<b>B7</b>	Where the offer for a pre-construction survey is accepted (as required by condition B6), 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.	No other pre-construction surveys were required.		Not Triggered
2.8.	<b>B8</b>	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>c. provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested.</li> </ul>	No other buildings have required surveying, as noted under condition B7.		Not Triggered
2.9.	<b>B9</b>	<p><b>Ecologically Sustainable Development</b></p> <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant</p>	Sighted Arup Report which includes the following:		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>must demonstrate to the Certifier that the ESD initiatives recommended in <i>'RNA Pilot Research and Manufacturing Facility ESD SEARs Report'</i> (Version 06) prepared by Arup and dated 6 July 2023, have been incorporated into the design of the development.</p>	<p>Section 2.1 – SEARs Requirement 9.1 – incorporation of ESD principles:</p> <p>Precautionary Principle: no land clearing of old-growth forest, wetland, etc; responsibly sourced materials, respect of history and biodiversity of site, certified EMS to ISO 14001, EMP covering demolition, excavation, construction, in line with NSW EMS guidelines.</p> <p>Intergenerational Equity: development of climate change risk and adaption assessment, reduced carbon emissions, reduced waste to landfill, reduced portable water usage.</p> <p>Conservation of Biological Diversity and Ecological Integrity: refers to landscaping – to be triggered under CC2.</p> <p>Improved Valuation, Pricing and Incentive Mechanisms: cost effective sustainable initiatives.</p> <p>Section 2.2 – SEARs Requirement 9.2 – 5-Star Green Star Rating.</p> <p>Section 2.3 – SEARs Requirement 9.3 – strategies for minimising GHG emissions.</p> <p>Greenhouse Gas Emissions and Energy: onsite renewable energy e.g., solar panels, EV charges</p> <p>Energy Consumption: 4.5-star NABERS Energy for the office part of the building</p>		

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			<p>Water Consumption and WSUD: Reduction of potable water usage with efficient fixtures, rainwater harvesting, reuse fire protection water.</p> <p>Materials and Circular Economy: recycling waste streams, at least 90% during construction</p> <p>The DAB gap analysis and ESD evaluation tool were submitted to the certifier on 22 August 2024 – Aconex reference: Hindmars-GCOR-00078.</p>		
2.10.	<b>B10</b>	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 12 December 2022 (including Design Guidance Note No. 058, Rev. C) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	This will be triggered at the completion of the project.		Not Triggered
2.11.	<b>B11</b>	<p><b>Outdoor Lighting</b></p> <p>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.</p>	This will be triggered under CC2.		Not Triggered
2.12.	<b>B12</b>	<p><b>Demolition</b></p> <p>Prior to the commencement of construction (if demolition is proposed), demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) and must be accompanied by a written statement</p>	An excavation workshop was conducted on 16 August 2024. The email with the attendee list and the excavation work permit (Rev 8) was sighted. It was noted in the workshop that AS-2601 is not applicable.		Not Triggered



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		<p>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.</p>			
2.13.	<b>B13</b>	<p><b>Environmental Management Plan Requirements</b></p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>The <i>Environmental Management Plan Guideline</i> 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>	<p>Review of Hindmarsh’s Environmental Management &amp; Sustainability Plan (EMP), Rev C dated 3 October 2024 in accordance with the guidelines as follows:</p> <ul style="list-style-type: none"> <li>General requirements – Section 1 Document Control</li> <li>Introduction – Section 2 Purpose and Scope of EMP</li> <li>Project description – Section 1.2, Section 3</li> <li>Community and Stakeholder engagement – Section 10</li> <li>EMS relationship – Section 2</li> <li>Structure and responsibilities – Section 6.4. Makes reference to the Roles and Responsibilities Matrix.</li> <li>Legal and compliance requirements – Section 6</li> <li>Training and awareness – Section 5.2</li> <li>Environmental Risk Assessment – Section 7. Makes note of the Project Risk Assessment.</li> <li>Hold Points – The Environmental Impact Guide (EIG) is conducted monthly, addressing hold points. The EIG covers areas such as soil removal, tree protection, noise emissions, and more. EIG001 ‘soil erosion, sediment control, and surface runoff’, dated 13 September 2024, was</li> </ul>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>sighted along with the EIG implementation inspection checklist which include sections related to drainage diversion, sandbags, stockpile soil retention, and erosion minimization. A positive observation was noted, confirming that all soil, sediment, and erosion controls are in place.</p> <ul style="list-style-type: none"> <li>• Environmental Management Measures – throughout Section 15, Annx B &amp; C e.g., 15.11 Land Use and Ecology. <i>Siltation devices as documented in Appendix B will be used to prevent stormwater/sediment run off entering outside of the site compound. Cattle grates and irrigation lines will be installed at the driveway exit to ensure that there is no sediment entering into public space. The irrigation line has been requested by the engaged Arborist to ensure trees are sufficiently cared for.</i></li> <li>• Monitoring program – Section 11</li> <li>• Inspections – Section 11.1</li> <li>• Control maps / plans – Appendix B</li> <li>• Environmental management documents – Section 15.8, Annexure A</li> <li>• Compliance monitoring and reporting – Section 11, 12, 14,</li> <li>• Environmental auditing – Section 11.4</li> <li>• Other environmental reporting – Section 12</li> <li>• Environmental incident and emergency planning, preparedness and response – Section 9</li> </ul>		

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> <li>Corrective and preventative actions – Section 11.3, 11.4</li> <li>EMP review and revision process – Section 1.1, prompted through ‘Compass &gt; SQE Planning Documents’</li> </ul>		
2.14.	<b>B14</b>	<p><b>Construction Environmental Management Plan</b></p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant’s website in accordance with condition A24. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. details of:                             <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. stormwater control and discharge;</li> <li>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>vi. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> </ul> </li> <li>b. an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</li> </ul>	<p>Hindmarsh Environmental Management &amp; Sustainability Plan (EMP), Rev C dated 3 October 2024. Original version (Rev A) dated 5 July 2024 and updated (Rev B) on 18 August 2024, prior to commencement of construction. CEMP Rev A was submitted to the certifier via Aconex ref Hindmars-GCOR-000688, dated 8 August 2024.</p> <ul style="list-style-type: none"> <li>a. Details the following:                             <ul style="list-style-type: none"> <li>i. hours of work listed under Section 3.2</li> <li>ii. 24-hour contact details of site manager included under Section 3.2</li> <li>iii. Section 11.1 Inspections – makes reference to project risk assessment – Sighted project risk assessment Rev 12 Rev D. Contains different tabs of risks. Last updated on 25/10/2024. Sighted EIG005 – Atmospheric Emissions – Dust is included in the controls.</li> <li>iv. Section 15.10 Storm Water / Rain Water + reference to Annx B</li> <li>v. Section 15.10 + reference to Annx B</li> <li>vi. external lighting: Section 15.9 Site Set-Up</li> </ul> </li> <li>b. Unexpected finds procedure (contamination): Section 8.1</li> <li>c. Unexpected finds procedure (heritage): Section 8.2 + Annx C</li> <li>d. Construction Traffic and Pedestrian Management Sub-Plan (condition B15): refers to Section 15.8 however this is not referenced</li> </ul>	<p><b>RNA-01_OFI-04:</b></p> <p>It was noted that the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) are not referenced within the CEMP section 15.8.</p> <p>It is recommended to review the CEMP section 2 and 15.8 to include the references of CTPMSP and CNVMSP.</p>	Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> <li>c. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>d. Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</li> <li>e. Construction Noise and Vibration Management Sub-Plan (see condition B16); and</li> <li>f. Construction Waste Management Sub-Plan (see condition B17).</li> </ul>	<ul style="list-style-type: none"> <li>e. Construction Noise and Vibration Management Sub-Plan (condition B16): refers to Section 15.8 however this is not referenced</li> <li>f. Construction Waste Management Sub-Plan (condition B17): Section 15.8.</li> </ul>		
2.15.	<b>B15</b>	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. be prepared by a suitably qualified and experienced person(s);</li> <li>b. be prepared in consultation with Council and TfNSW;</li> <li>c. detail:                             <ul style="list-style-type: none"> <li>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;</li> <li>ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</li> <li>iii. heavy vehicle routes, access and parking arrangements;</li> <li>iv. 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</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. Construction Traffic and Pedestrian Management Sub-Plan developed by Turner Traffic, Revision 2.0, 17 June 2024.</li> <li>b. The plan was prepared in consultation with Council and TfNSW. Sighted the email submission to TfNSW, dated 2 July 2024. Sighted TfNSW response email with endorsement, dated 5 July 2024. Sighted email submission to Ryde council, dated 1 July 2024. Sighted Council's response email dated 7 August 2024.</li> <li>c. Details the following:                             <ul style="list-style-type: none"> <li>i. Section 3 Proposed Measures and Impacts. Includes Section 3.3.1 Traffic and pedestrian management. Section 3.5 Pedestrian and Cyclist Access</li> <li>ii. Section 3.3.1 Traffic and pedestrian management and 3.10.1 Neighbouring Sites</li> <li>iii. Section 3.2 Truck Routes and Controls, Section 3.3 Construction Vehicle Access and Staging. Also Section 3.8 Construction Worker Parking.</li> <li>iv. Section 3.2 Truck Routes and Controls, Appendix A: Swept Paths</li> <li>v. Section 3.2 Truck Routes and Controls details in bound vehicle route; Section 3.3 Construction Vehicle Access and</li> </ul> </li> </ul>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		v. 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).	Staging “Vehicle movements to and from the site will be undertaken in a forward direction. No reverse manoeuvres to and from the road will be permitted.”		
2.16.	<b>B16</b>	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: <ul style="list-style-type: none"> <li>a. be prepared by a suitably qualified and experienced noise expert;</li> <li>b. describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);</li> <li>c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>d. include strategies that have been developed with the community for managing high noise generating works;</li> <li>e. describe the community consultation undertaken to develop the strategies in condition B16(d);</li> <li>f. include a complaints management system that would be implemented for the duration of the construction; and</li> <li>g. include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</li> </ul>	<ul style="list-style-type: none"> <li>a. Construction Noise and Vibration Management Plan developed by Pulse White Noise Acoustics, Reference: 240258, Rev 0, 25 July 2024.</li> <li>b. Section 3.2.1 NSW EPA Interim Construction Noise Guideline (ICNG) – DECC 2009 includes table 2: NMLs for quantitative assessment at residences with How to Apply column, and table 3: NMLs as basis for the acoustic assessment.</li> <li>c. Section 5.2 Site Specific Noise Mitigation Measures, including 5.2.1 Respite Periods for piling activities</li> <li>d. Section 3.2.1 NSW EPA Interim Construction Noise Guideline (ICNG) – DECC 2009 includes table 2: NMLs for quantitative assessment at residences with How to Apply column</li> <li>e. Section 5.4 Contingency Plans focuses on plant and equipment but does not mention community consultation or strategies (e.g., letter box drops, website notifications, etc). However this is addressed within CEMP section 10.2 ‘Key Stakeholder Consultation’.</li> <li>f. Section 5.4 Contingency Plans: Contingency plans are required to address noise or vibration problems if excessive levels are measured at surrounding sensitive receivers and/or if justified complaints occur. E.g., Review the identified equipment and determine if an alternate piece of equipment can be used or the process can be altered. However, the focus is on plant and equipment, with no considerations for other noise or vibratory complaints and how these will be</li> </ul>	<p><b>RNA-01_OFI-05:</b></p> <p>The CNVMSP partially addresses the requirements for community consultation and complaints but does not capture the requirements of Condition B16 (e) and (f) in full. However, these requirements are addressed within CEMP.</p> <p>It is recommended that the plan be updated to refer to the CEMP to fully comply with the condition B16.</p>	Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>managed. However, it is addressed within CEMP. It is acknowledged that the plan notes that following complaints, noise monitoring is to be actioned.</p> <p>g. Section 5.2 Site Specific Noise Mitigation Measures and Section 5.3 Vibration Mitigation Measures</p>		
2.17.	<b>B17</b>	<p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ol style="list-style-type: none"> <li>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;</li> <li>information regarding the recycling and disposal locations; and</li> <li>confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ol>	<p>Construction Waste Management Sub-Plan developed by Hindmarsh, Rev 01, 5 July 2024</p> <ol style="list-style-type: none"> <li>Section 7 On-Site Waste Management Requirements e.g., 660L cardboard and paper recycling bin (collected fortnightly), 1.5m<sup>3</sup> general site waste bins</li> <li>Section 7 On-Site Waste Management Requirements, KLF Camelia (Green star certified waste facility)</li> <li>Section 8 Contamination / Remediation Reports. Notes no asbestos.</li> </ol>		Compliant
2.18.	<b>B18</b>	<p><b>Driver Code of Conduct</b></p> <p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ol style="list-style-type: none"> <li>minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>minimise conflicts with other road users;</li> <li>minimise road traffic noise; and</li> <li>ensure truck drivers use specified routes.</li> </ol>	<p>Construction Traffic and Pedestrian Management Sub-Plan developed by Turner Traffic, Revision 2.0, 17 June 2024 includes the Driver Code of Conduct under Section 3.12 and notes the following:</p> <p>The contractor will include the following in all subcontract procurement packages:</p> <ul style="list-style-type: none"> <li>a copy of the approved truck routes as previously detailed in this document.</li> <li>the approved maximum truck size</li> <li>any other entry restrictions, or site access restrictions as agreed to by the authorities.</li> </ul>		Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>The contractor will be responsible for managing all site access points and monitoring subcontractor behaviour and subcontractor truck access arrangements to ensure compliance with conditions of the contract. They will be responsible for ensuring there is no access to or from the site before or after approved construction hours and no queueing occurs on the surrounding road network.</p> <p>Driver Code of Conduct is also part of the subcontractor's contract.</p>		
2.19.	<b>B19</b>	<p><b>Construction Parking</b></p> <p>Prior to the commencement of any construction, the Applicant must provide sufficient construction vehicle parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan developed by Turner Traffic, Revision 2.0, 17 June 2024 includes Section 3.8 Construction Worker Parking.</p> <p>Personnel encouraged to take public transport.</p> <p>Also refer to Condition B26 (Construction Worker Transportation Strategy)</p>		Compliant
2.20.	<b>B20</b>	<p><b>Soil and Water</b></p> <p>Prior to the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>a. install erosion and sediment controls on the site to manage wet weather events; and</li> <li>b. divert existing clean surface water around operational areas of the site.</li> </ol>	<p>RNA-TTW-CV-DG-00002, Rev 7 dated 16 September 2024 (previous Rev 6 issued for 100% DD on 29 August 2024, prior to commencement of construction).</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• Geotextile filter pit protection</li> <li>• Sedimentation trap</li> <li>• Silt fencing</li> <li>• Directional flow</li> <li>• Hay bale barriers (sandbags or coir logs)</li> <li>• Batters</li> </ul>		Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Environmental Impact Guide: EIG001 'soil erosion, sediment control, and surface runoff', dated 13 September 2024, was sighted along with the EIG implementation inspection checklist which include sections related to drainage diversion, sandbags, stockpile soil retention, and erosion minimization. A positive observation was noted, confirming that all soil, sediment, and erosion controls are in place.		
2.21.	<b>B21</b>	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'	As above for sediment trap		Compliant
2.22.	<b>B22</b>	<p><b>Operational Noise – Design of Mechanical Plant and Equipment</b></p> <p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> <li>a. a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in <i>'RNA Pilot Research and Manufacturing Facility Noise and Vibration Impact Assessment'</i> (Issue 8) prepared by Arup and dated 6 July 2023, must be undertaken by a suitably qualified person; and</li> <li>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 identified in <i>'RNA Pilot Research and Manufacturing Facility Noise and Vibration Impact</i></li> </ul>	<p>Sighted Mechanical Design Statement prepared by Arup dated 19 August 2024 + Mechanical Design Plans prepared by Arup.</p> <p>It will be triggered under CC2.</p>		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p><i>Assessment'</i> (Issue 8) prepared by Arup and dated 6 July 2023.</p>			
2.23.	<b>B23</b>	<p><b>Operational Waste Storage and Processing</b></p> <p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <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>	It will be triggered under CC2.		Not Triggered
2.24.	<b>B24</b>	<p><b>Operational Access, Car Parking and Service Vehicle Arrangements</b></p> <p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements</p>	This condition will be triggered under CC2.		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a. a minimum of five on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>b. 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, must be in accordance with the latest version of AS 2890.2.</li> </ul>			
2.25.	<b>B25</b>	<p><b>Landscape Plan</b> Prior to the commencement of construction, the landscape plan listed in condition A2(d) must be updated to identify the location(s) of the trees, shrubs and groundcovers listed in the Planting Schedule (drawing L-DA-09, prepared by 360, dated 23.08.2023). The updated plan must be submitted to the Certifier.</p>	This condition will be triggered under CC2.		Not Triggered
2.26.	<b>B26</b>	<p><b>Construction Worker Transportation Strategy</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. This condition cannot be staged.</p>	<p>Construction Worker Transportation Strategy developed by Hindmarsh (un-dated) details the following: Public Transport – Metro &amp; Buses Construction Parking – map of area allocated by Macquarie University. The Strategy was confirmed to be published on the project website and was confirmed as not staged. Submitted to the Certifier prior to commencement of construction 4 September 2024 as per Aconex ref Hindmars-GCOR-000688 dated 8 August 2024.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.	C	<b>DURING CONSTRUCTION</b>			
3.1.	C1	<p><b>Site Notice</b></p> <p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>a. minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>b. the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>c. the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</li> <li>d. the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</li> </ul>	<p>Site notice displayed as noted during site inspection:</p> <ul style="list-style-type: none"> <li>a. appeared suitably sized</li> <li>b. appeared durable and weatherproof</li> <li>c. included approved work hours, certifier, structural engineer, 24-hour contact details (project manager, site manager).</li> <li>d. Site notices mounted throughout the site locations. 'No unauthorised entry' noted.</li> </ul>		Compliant
3.2.	C2	<p><b>Operation of Construction Plant and Equipment</b></p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>The Hindmarsh Onsite dashboard was sighted for the plant and equipment register. The plant must be inducted before use. All service logs, plant details, and workers' licenses are available. A fortnightly plant verification check is conducted.</p> <p>Sighted the plant inspection record in Onsite dashboard for Concrete Placing Boom serial no. 1033/ECP3011ZX,</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>Rego no. XN38GD, dated 1 November 2024. Last minor service completed on 1 October 2024. The regulatory item registration is current due to expire on 31 August 2025. All the mandatory maintenance checks has been completed. Photos and Plant Hazard Risk Assessment is attached within the inspection report.</p> <p>Plant Register Verification Check id. 16497, dated 15 September 2024, was sighted.</p>		
3.3.	<b>C3</b>	<p><b>Demolition</b> Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.</p>	<p>An excavation workshop was conducted on 16 August 2024. The email with the attendee list and the excavation work permit (Rev 8) was sighted. It was noted in the workshop that A2601 is not applicable.</p>		Not Triggered
3.4.	<b>C4</b>	<p><b>Construction Hours</b> Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a. between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>b. between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays</p>	<p>Construction hours are mentioned in CEMP section 3.2 'Contact Details', project specific induction and displayed no site notices. Refer to photo.</p>		Compliant
3.5.	<b>C5</b>	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p>	<p>No Out of Hours Works have been undertaken to date.</p>		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> <li>a. between 6am and 7am, and 6pm and 7pm, Mondays to Fridays inclusive; and</li> <li>b. between 1pm and 4pm, Saturdays.</li> </ul>			
3.6.	<b>C6</b>	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> <li>a. by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c. where the works are inaudible at the nearest sensitive receivers; or</li> <li>d. for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</li> <li>e. where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</li> </ul>	No Out of Hours Works have been undertaken to date.		Not Triggered
3.7.	<b>C7</b>	Notification of such construction activities as referenced in condition C6 must be given to affected stakeholders (including potentially affected university campus users/occupants) before undertaking the activities or as soon as is practical afterwards. .	No Out of Hours Works have been undertaken to date.		Not Triggered
3.8.	<b>C8</b>	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a. 9am to 12pm, Monday to Friday;</li> <li>b. 2pm to 5pm Monday to Friday; and</li> <li>c. 9am to 12pm, Saturday.</li> </ul>	No rock breaking, hammering, etc. Not predicted to occur.		Not Triggered

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3.9.	C9	<p><b>Implementation of Management Plans</b></p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>Weekly SQE inspection report, dated 22 October 2024, was sighted. Hazards were identified and logged on Onsite for follow-up and closure. Positive practices noted include the establishment of an exclusion zone, particularly near high-risk work areas. The SQE inspection checklist, along with accompanying photos, was attached. The checklist included assessments of contamination, asbestos, hazardous substances, scaffolding, and chemical spray storage. Few observations were raised. It was noted that scaffolding and chemical sprays were not stored in the designated areas. No Safety Data Sheets (SDS) were found on Hammertech for chemicals used by the plumber. Housekeeping improvements are required. There was no fire extinguisher found in the office shed. The above Corrective Action Requests (CARs) related to identified hazards were raised in the Insite system.</p> <p>The CARs closeout site diary was sighted, and all CARs have been successfully closed out. No CARs are currently pending closure. An example of a closed CAR raised on 15 October 2024 was sighted, relating to sediment control implementation during a storm. This CAR was closed out with photo evidence of the completed actions attached.</p>		Compliant
3.10.	C10	<p><b>Construction Traffic</b></p> <p>All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p>	<p>All construction vehicles were contained within the site boundary. Currently no work zones have been required.</p>		Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.11.	C11	<p><b>Hoarding Requirements</b></p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>a. no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>b. the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</li> </ul>	<p>No hoardings installed, fencing with shade cloth in place around construction areas; no advertising or graffiti noted during inspection.</p>		Compliant
3.12.	C12	<p><b>No Obstruction of Public Way</b></p> <p>The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.</p>	<p>No public way obstructed as observed during site inspection. All vehicles, materials, skip bins etc. contained within the site boundary.</p>		Compliant
3.13.	C13	<p><b>Construction Noise Limits</b></p> <p>The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>CNVMP states noise monitoring to be only undertaken upon receiving complaints. No complaints received to date.</p> <p>Monitoring was conducted during compaction and preparation works. The Acoustic Logic Monitoring Report 1, dated 7 October 2024, was sighted.</p> <p>Handheld noise monitors are available, if required, to monitor noise levels during noisy works or in response to any complaints.</p> <p>Sighted the noise monitor payment receipt dated 29 August 2024, with order acknowledgment number 2359581, issued by Jaypro. Calibration to occur August 2025.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.14.	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	No Out of Hours construction vehicle arrival to date.		Not Triggered
3.15.	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Vehicles fitted with squawkers, as noted during the site inspection.		Compliant
3.16.	C16	<p><b>Vibration Criteria</b></p> <p>Vibration caused by construction at any education facility, childcare centre or residence must be limited to:</p> <ul style="list-style-type: none"> <li>a. for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); an</li> <li>b. for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).</li> </ul>	Monitoring was conducted during compaction and preparation works. The Acoustic Logic Monitoring Report 1, dated 7 October 2024, was sighted. Vibration monitoring was carried out from 9 September 2024 to 30 September 2024, with measured levels remaining below the specified limits.		Compliant
3.17.	C17	<p><b>Vibration Criteria</b></p> <p>Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.</p>	No nearby residential buildings. Vibratory compactors were used for the construction of site access driveway.		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.18.	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent. .	Limits apply as per conditions of consent.		Compliant
3.19.	C19	<p><b>Tree Protection</b></p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> <li>a. street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; and</li> <li>b. all street trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council’s tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications.</li> <li>c. all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of ‘Arboricultural Impact Assessment’ (Version 7), prepared by Truth About Trees Pty Ltd and dated 21 October 2023; and</li> <li>d. if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct</li> </ul>	<p>Note during site inspection + as follows:</p> <ul style="list-style-type: none"> <li>a. No Council approval required</li> <li>b. No damage or removal of street trees</li> <li>c. Tree protection measures were in place. Assessment states 151 trees to be retained and protected with recommendation: Eighteen (18) of these trees require specific mitigation measures to be undertaken in accordance with Table 4 and Section 16.1 of this report, to ensure that retention of the following trees remains viable: 9, 12, 14, 15, 16, 17, 89, 96, 97, 116, 117, 121, 123, 124, 125, 127, 128, 179</li> <li>d. No access required to the tree protection area.</li> </ul> <p>Sighted letter from Truth About Trees Pty Ltd, dated 30 August 2024, regarding the RNA Pilot Manufacturing Facility - Exploratory Excavation. The arborist attended the site on 29 August 2024 for an exploratory excavation adjacent to Tree 14.</p> <p>Sighted Tree Protection Certificate prepared by Truth About Trees Pty Ltd, dated 21 September 2024.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
3.20.	<b>C20</b>	<p><b>Air Quality</b></p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>No evidence of dust during audit site inspection. Water hose available on site for dust suppression.</p> <p>Refer to photos.</p>		Compliant
3.21.	<b>C21</b>	<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>	<ul style="list-style-type: none"> <li>a. No dust observed during site inspection.</li> <li>b. Truck loads are to be covered before leaving site.</li> <li>c. No mud tracking on roads; rumble grid and water hose were in place with area stabilised. Minor Mud tracking observed on driveway – refer to site observation OBS-04.</li> <li>d. Roads were kept clean.</li> <li>e. Access driveway was stabilised.</li> </ul>		Compliant
3.22.	<b>C22</b>	<p><b>Soil and Water</b></p> <p>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 &amp;</p>	<p>Controls as noted during the site inspection. Consistent with the ERSED controls map. Sediment fences installed with sandbags at low point areas.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.			
3.23.	<b>C23</b>	<p><b>Imported Fill</b></p> <p>The Applicant must:</p> <ol style="list-style-type: none"> <li>ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>keep accurate records of the volume and type of fill to be used; and</li> <li>make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</li> </ol>	Sighted Recovered Aggregate Assessment report no. 40-17466-01-WC from Clearsafe Environmental Solutions, dated 24 October 2024. The assessment focused on the northeastern corner of the site, adjacent to the vehicle entrance, where 200 tonnes of soil were imported. No asbestos was identified in the material.		Compliant
3.24.	<b>C24</b>	<p><b>Disposal of Seepage and Stormwater</b></p> <p>Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	Seepage and stormwater disposal not required.		Not Triggered
3.25.	<b>C25</b>	<p><b>Emergency Management</b></p> <p>The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.</p>	<p>Emergency management and evacuation details are included in the site-specific induction. CEMP section 9 'Emergency / Incident Management' outlines the details.</p> <p>Sighted Emergency Management Plan revision B dated 3 October 2024.</p>		Compliant
3.26.	<b>C26</b>	<p><b>Stormwater Management System</b></p> <p>Within three months of the commencement of construction, the Applicant must design an operational stormwater</p>	Sighted the operational stormwater management system RNA-TTW-CV-DG-10001-8, dated 16 September 2024.		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>management system for the development and submit it to the Certifier for approval. The system must:</p> <ul style="list-style-type: none"> <li>a. be designed by a suitably qualified and experienced person(s);</li> <li>b. be generally in accordance with the conceptual design contained in '<i>Integrated Water Management Plan</i>' (Revision 06), prepared by Taylor Thomson Whittling and dated 24 October 2023;</li> <li>c. include a rainwater tank having a minimum 10kL of storage provided for the purpose of non-potable water reuse applications in the development;</li> <li>d. be in accordance with applicable Australian Standards; and</li> <li>e. ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. .</li> </ul>	<p>Sighted the Aconex submission to certifier ref. Hindmars-TRANSMIT-000371, dated 17 October 2024.</p>		
3.27.	<b>C27</b>	<p><b>Aboriginal Cultural Heritage</b> Construction must be undertaken in accordance with the recommendations of '<i>Aboriginal Cultural Heritage Assessment RNA Pilot Research and Manufacturing Facility, Addendum</i>' (Ref. 0222216), prepared by Extent Heritage Pty Ltd and dated 6 July 2023.</p>	<p>There have been no unexpected Aboriginal finds to date. The Unexpected Finds Protocol is in place as per section 8.2 of CEMP.</p>		Not Triggered
3.28.	<b>C28</b>	<p><b>Unexpected Finds Protocol – Aboriginal Heritage</b> In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>a. all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b. a suitably qualified archaeologist and the registered Aboriginal representatives must be</li> </ul>	<p>There have been no unexpected Aboriginal finds to date. The Unexpected Finds Protocol is in place as per section 8.2 of CEMP.</p>		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>contacted to determine the significance of the objects;</p> <p>c. the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS ;</p> <p>d. the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>e. works may only recommence with the written approval of the Planning Secretary.</p>			
3.29.	<b>C29</b>	<p><b>Unexpected Finds Protocol – Historic Heritage</b></p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a. all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>b. depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>c. works may only recommence with the written approval of the Planning Secretary.</p>	<p>There have been no unexpected Aboriginal finds to date. The Unexpected Finds Protocol is in place as per section 8.2 of CEMP.</p>		Not Triggered
3.30.	<b>C30</b>	<p><b>Waste Storage and Processing</b></p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	<p>Just Skips waste bins placed in various locations throughout the site as observed during site inspection. Just Skips collects waste on weekly basis or as required.</p>		Compliant



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.31.	<b>C31</b>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Just Skips report for September 2024, indicating a total recyclable waste rate of 95%.		Compliant
3.32.	<b>C32</b>	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Sighted Just Skips report for September 2024, indicates that concrete waste comprised 10% of the total waste collected.		Compliant
3.33.	<b>C33</b>	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Noted in Just Skips report. 95% recyclable materials noted for September 2024.		Compliant
3.34.	<b>C34</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.	No asbestos finds to date.		Not Triggered
3.35.	<b>C35</b>	<b>Outdoor Lighting</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.	This condition will be triggered under CC2.		Not Triggered
3.36.	<b>C36</b>	<b>Site Contamination</b> The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-	No unexpected finds have occurred to date. No changes in risk.		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		existing contamination on the site that would result in significant contamination.			
3.37.	<b>C37</b>	<b>Independent Environmental Audit</b> Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the first independent environment audit, carried out in accordance with the IAPAR 2020, within 3 months of the commencement of the construction (4 September 2024).		Compliant
3.38.	<b>C38</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Sighted DPHI approval letter 'RNA Pilot Research and Manufacturing Facility – Auditor Agreement' ref: SSD-51811458-PA-2, dated 11 October 2024 for The APP Group.		Compliant
3.39.	<b>C39</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.	No changes in audit times have been requested to date.		Not Triggered
3.40.	<b>C40</b>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>a. review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C39 where notice is given by the Planning Secretary;</li> <li>b. submit the response to the Planning Secretary; and</li> <li>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.</li> </ul>	This is the first independent environmental audit for this project.		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.41.	<b>C41</b>	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.	This is the first independent environmental audit for this project.		Not Triggered
3.42.	<b>C42</b>	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.	Operational audits are not yet triggered.		Not Triggered
3.43.	<b>C43</b>	<b>Macquarie University Hospital Helipad Operations</b> The Applicant must ensure appropriate aviation standard obstacle lighting is provided on any construction crane/s during night time operations or in very low visibility weather, in accordance with the recommendations of ‘ <i>Aviation Impact Assessment Report</i> ’ (Revision 1.3), prepared by AviPro and dated 14 June 2023.	This condition is not yet triggered.		Not Triggered
3.44.	<b>C44</b>	The recommended mitigation measures in the Biodiversity Assessment Report prepared by unwelt, dated July 2023, must be implemented during construction.	Biodiversity Assessment Report recommendations are as follows: <ul style="list-style-type: none"> <li>• Demarcation of operational area boundaries – Site is fully enclosed and separated during construction.</li> <li>• Tree protection zones has been established for the protection of retained trees as noted during the site inspection.</li> <li>• Erosion and sediment controls implemented as observed during site inspection.</li> </ul>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> <li>Waste management system in place with Just Skip waste bins available throughout the site.</li> <li>Dust and air quality control measures in place. No dust observed during site inspection.</li> </ul>		
<b>4.</b>	<b>APPX 1</b>	<b>ADVISORY NOTES</b>			
4.1.	<b>AN1</b>	<p><b>General</b></p> <p>All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.</p>	No licenses, permits or approval were required to date.		Not Triggered
4.2.	<b>AN2</b>	<p><b>Long Service Levy</b></p> <p>For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.</p>	Sighted Long Service Payment receipt, dated 14 August 2024. Also noted in CC1.		Compliant
4.3.	<b>AN3</b>	<p><b>Legal Notices</b></p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	No legal notices have been issued.		Not Triggered
4.4.	<b>AN4</b>	<p><b>Access for People with Disabilities</b></p> <p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	<p>The building is exempt from DDA requirements. A letter from HI to the certifier, dated 22 August 2024, was presented as evidence.</p> <p>The MBC Group Access Report job ref. 2400291, dated 1 November 2024, was sighted, identifying the exemption area as the ground floor, excluding the reception and workplace areas.</p>		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.5.	<b>AN5</b>	<p><b>Utilities and Services</b></p> <p>Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	Sighted Section 73 subdivided/compliance certificate prepared by Sydney Water dated 2 August 2024. Case number 214861. Also included in CC1.		Compliant
4.6.	<b>AN6</b>	<p>Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.</p>	This condition is not yet triggered.		Not Triggered
4.7.	<b>AN7</b>	<p><b>Road Design and Traffic Facilities</b></p> <p>All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.</p>	No permits from Council or TfNSW were required during the audit period.		Not Triggered
4.8.	<b>AN8</b>	<p><b>Road Occupancy Licence</b></p> <p>A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.</p>	No Road Occupancy License required to date.		Not Triggered
4.9.	<b>AN9</b>	<p><b>SafeWork Requirements</b></p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements</p>	Safety included as part of the site induction. Safety Signage noted on site. Personnel observed to be adequately wearing PPE. Secured fencing surrounding site areas with restricted access.		Compliant

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.10.	<b>AN10</b>	<p><b>Hoarding Requirements</b></p> <p>The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>	No hoarding required. Site fencing and shade cloth installed in the perimeter of the worksite. Refer to photos.		Not Triggered
4.11.	<b>AN11</b>	<p><b>Handling of Asbestos</b></p> <p>The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.</p>	No asbestos finds to date.		Not Triggered
4.12.	<b>AN12</b>	<p><b>Fire Safety Certificate</b></p> <p>The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.</p>	Fire Safety Certificate will be issued upon completion of works.		Not Triggered
<b>5.</b>	<b>APPX 2</b>	<b>APPENDIX 2: WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>			
5.1.	1.	<p><b>Written Incident Notification Requirements</b></p> <p>A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A26 or, having given such notification,</p>	No incidents to date.		Not Triggered

ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		subsequently forms the view that an incident has not occurred.			
5.2.	2.	Written notification of an incident must: <ul style="list-style-type: none"> <li>a. identify the development and application number;</li> <li>b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</li> <li>c. identify how the incident was detected;</li> <li>d. identify when the applicant became aware of the incident;</li> <li>e. identify any actual or potential non-compliance with conditions of consent;</li> <li>f. describe what immediate steps were taken in relation to the incident;</li> <li>g. identify further action(s) that will be taken in relation to the incident; and</li> <li>h. identify a project contact for further communication regarding the incident.</li> </ul>	No incidents to date.		Not Triggered
5.3.	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No incidents to date.		Not Triggered
5.4.	4.	The Incident Report must include: <ul style="list-style-type: none"> <li>a. a summary of the incident;</li> <li>b. outcomes of an incident investigation, including identification of the cause of the incident;</li> </ul>	No incidents to date.		Not Triggered



ID No	SSD Ref.	Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> <li>c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>d. details of any communication with other stakeholders regarding the incident.</li> </ul>			

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# Appendix F – Consultation

**From:** Barbara Pater  
**Sent:** Thursday, 24 October 2024 2:21 PM  
**To:** DPE PSVC Compliance Mailbox  
**Cc:** Harry Reynoldson; Sanan Qasim  
**Subject:** Independent Environmental Audit - RNA Research and Pilot Manufacturing Facility (SSD-51811458)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the initial Independent Environmental Audit of the RNA Research and Pilot Manufacturing Facility project as a requirement of Consent Conditions SSD-51811458.

The audit will be conducted on the 5 November 2024 and will review compliance in accordance with SSD-51811458 Schedule 2: Parts A, B, C, and appendices, as applicable.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Regards,

**Barbara Pater**  
Exemplar Global Lead Environmental Auditor | Consultant – HSEQ Systems and Auditing



0415 764 785 | [app.com.au](http://app.com.au)  
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



**A Leader in Property  
and Infrastructure**

The APP Group acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to Elders past, present and emerging.

This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error, please inform the [postmaster@app.com.au](mailto:postmaster@app.com.au) or the sender.  
APP Corporation Pty Limited, ABN 29 003 764 770.

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# Appendix G – Audit Photos



## RNA Research and Pilot Manufacturing Facility photos – 5 November 2024

### RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Shade cloth with ATF Fencing installed.



Erosion and sediment controls in place with ATF fencing adjacent to carpark.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Pedestrian access signage is in place; pathway kept clean and clear.



Fenced tree protection zones installed throughout the site.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Sandbags in place at low point areas.



Materials stockpiled by type.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Materials stockpiled by type.



Sediment fence installed at low point areas.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Potable hose line is available for dust suppression and vehicle cleansing.



Construction activities in progress with no dust observed.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Site entrance locked and secured.



Rumble grid is in place, and the site entrance has been stabilized.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Plant contained within the site boundary with no vehicles noted on public roads.



Retained trees marked with green ribbon and have unique number identifiers and QR code.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Skip bins available throughout the site.



Site Laydown Area.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



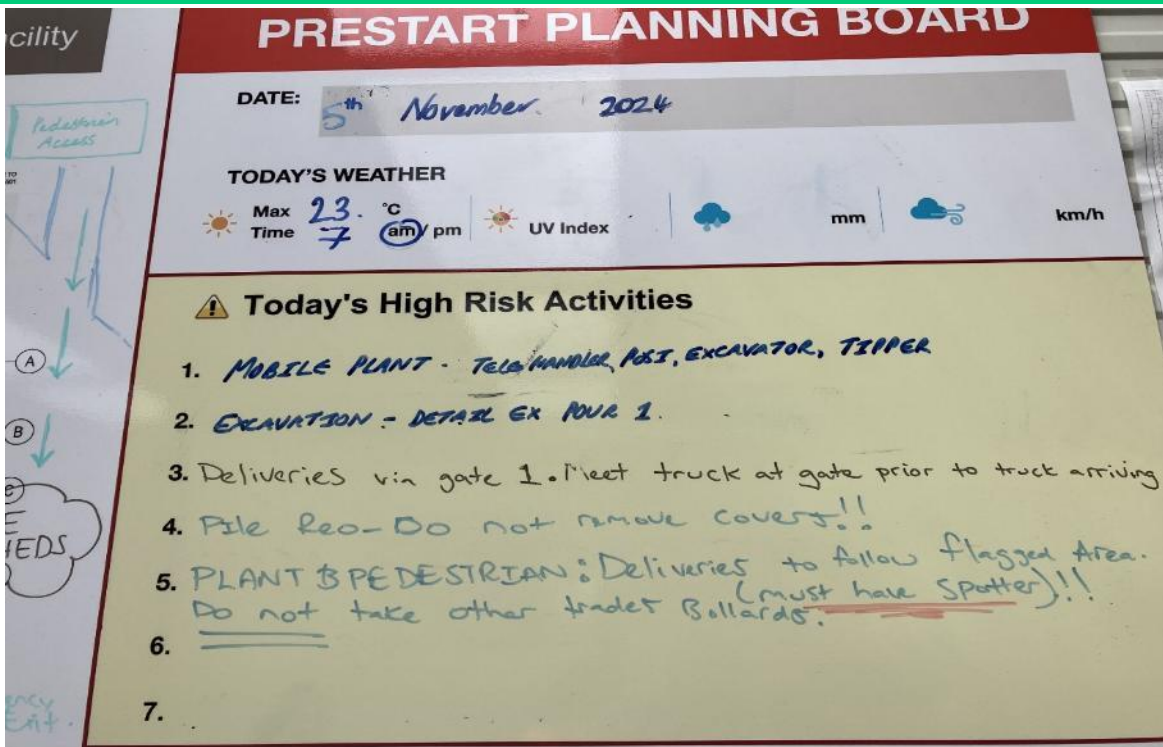
Secured storage for hazardous materials.



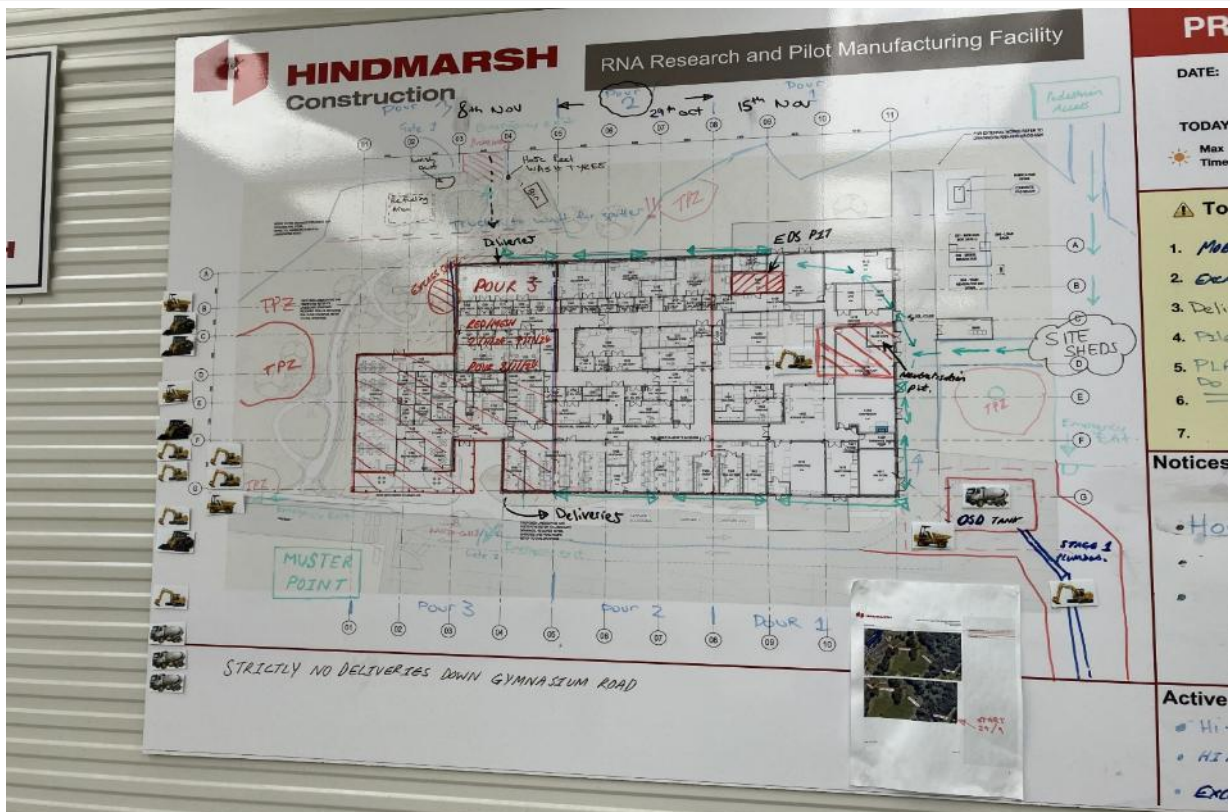
Project information displayed at the entrance to the site.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Prestart board with high risk activities scheduled for 5 November.



Deliveries instructions noted on site board.



RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Tree line at Culloden Road sits outside the site boundary.

RNA Research and Pilot Manufacturing Facility photos – 5 November 2024



Topsoil stockpile clearly delineated.



## RNA Research and Pilot Manufacturing Facility: Site Observations – 5 November 2024

### Site Observations – 5 November 2024



**OBS-01:** The spill kit was not located in close proximity to the hazardous chemicals shed and generator.



**Closeout (OBS-01):** Spill kit relocated to close out OBS-01.



Site Observations – 5 November 2024



**OBS-02:** Tree Protection Zone sign missing.



**Closeout (OBS-02):** Tree protection sign installed to close out OBS-02.



Site Observations – 5 November 2024



**OBS-03:** Sand bag at Culloden Road required replacing.



**Closeout (OBS-03):** Sandbag replaced to close out OBS-03.



Site Observations – 5 November 2024



**OBS-04:** Some minor tracking from site access driveway observed at Gate 1.



**OBS-05:** Stockpile area sitting outside site boundary was encroaching onto pathway.



Site Observations – 5 November 2024



**Closeout (OBS-05):** The pathway has been cleared to close out OBS-05.



