

11 October 2024

Kiersten Fishburn  
Secretary  
Department of Planning and Environment  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

**LANG WALKER AO MEDICAL RESEARCH BUILDING – MACARTHUR  
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-17491477  
INDEPENDENT ENVIRONMENTAL AUDIT**

Dear Ms Fishburn,

1. SSD-17491477, determined by the then Department of Planning and Environment (DPE) on 9 June 2022 and modified on 14 August 2023, approves the construction and use of a four-storey medical research building with external bridge connections to adjacent buildings, a new service bay and associated landscaping.
2. To satisfy the requirements of conditions C36 to C40 of SSD-17491477, Walker MMRC Services Pty Ltd (Walker) engaged Geosyntec Consultants Pty Ltd (Geosyntec) to conduct an Independent Environmental Audit (IEA) for the construction of the development.
3. The first construction IEA was conducted on 15 February 2024 and was concluded on 15 April 2024.
4. As required by condition C37 of SSD-17491477, the second IEA was conducted in accordance with the Department of Planning, Industry and Environment's (DPIE) *Independent Audit Post Approval Requirements* (May 2020). The site inspection was conducted on 5 September 2024.
5. Geosyntec reviewed 167 items under the SSD-17491477 consent conditions. 91 items were assessed as compliant, 76 were not triggered, and none were non-compliant.
6. A total of 51 items were reviewed by Geosyntec under implementation and compliance with the development's construction environmental management plans. 47 items were assessed as compliant, 4 were not triggered, and none were non-compliant.
7. As required by the *Independent Audit Post Approval Requirements*, Walker's response to Geosyntec's findings and recommendations is included in **Appendix A**.
8. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at [taylor.cole@walkercorp.com.au](mailto:taylor.cole@walkercorp.com.au) or 02 8273 9657.

Yours faithfully,

**Walker MMRC Services Pty Ltd**



Taylor Cole

**Town Planner**

## Appendix A

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### Response to Auditor's Recommendations

**Table 1:** Walker’s Response to the Recommendations in Section 4 of the Independent Environmental Audit Report

Independent Audit Recommendation	Proponent’s Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A33 of the consent conditions.	Walker acknowledges the requirements of this recommendation and will review the strategies, plans and programs that require review within the specified timeframes.  Documentation will be submitted to DPHI and the Certifier as required.	10 January 2025
As per SSD Condition A26 and C39, a copy of this IEA and Applicant’s response must be uploaded to the public website following completion of this IEA. The project website should be kept up to date with the information required as per this consent condition.	A copy of this IEA and Walker’s response will be uploaded to the Lang Walker AO Medical Research Building – Macarthur project website following the completion of this IEA.	10 December 2024
The Construction Traffic and Pedestrian Management Sub-Plan should be updated as follows:  <ul style="list-style-type: none"> <li>- To include a requirement that construction vehicles should enter and leave the site in a forward direction, unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</li> <li>- If client inspections are not proposed, please remove the requirement from the CTPMP.</li> </ul>	These changes were made to the CTPMP on 16 September 2024 based on the IEA feedback. The revised CTPMP was submitted to Geosyntec before their IEA Report was finalised.  The revised CTPMP will be submitted to DPHI and the Certifier within six weeks of the review, as required by the consent.	28 October 2024
Review frequency in the Construction Worker Travel Plan should be reviewed and updated accordingly.	Walker and RCC acknowledge the requirements of this recommendation and will revise the Construction Worker Travel Plan to reflect the review frequency accurately.	2 December 2024
If used onsite, mobile crane will need to have appropriate aviation standard lighting.	Walker and RCC acknowledge the requirements of this recommendation and will ensure that mobile cranes are equipped with appropriate aviation-standard lighting when onsite.	Ongoing