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**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**



74 Rickard Road, Bankstown NSW 2200

Walker Corporation Pty Ltd
8 December 2023

AU123160 R1

Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec), was engaged by Walker Corporation Pty Ltd (Walker) to conduct an Operational Independent Environmental Audit (IEA) of the development site, located on 74 Rickard Road, Bankstown NSW 2200 ('the site'), which is also referred to as the Western Sydney University Bankstown City Campus.

The boundary of the site covered by this IEA is provided in Appendix A and occupies an area of 3,378 m².

This audit is the first IEA of the operational phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance to SSD conditions for the operational phase.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C39 to C44 of the NSW Department of Planning, Industry and Environment (DPIE)¹ State Significant Development Approval (SSD 9831) ('SSD Approval') issued on 18 February 2021 and modified on 1 August 2022 (Mod-3).

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 17 October 2023.

A total of 193 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 66 items
- Number of non-compliances = 2 item
- Number not-triggered = 125 items

A total of 43 items were assessed as part of reviewing the implementation and compliance with the development's operational environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 29 items
- Number of non-compliances = 0 item
- Number not-triggered = 14 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

¹ Now Department of Planning and Environment (DPE)

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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DPE	NSW Department of Planning and Environment (previously DPIE)
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPE or delegate.
NSW CoA	NSW DPE Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.

Term	Description
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec), was engaged by Walker Corporation Pty Ltd (Walker) to conduct an Operational Independent Environmental Audit (IEA) of the development site, located on 74 Rickard Road, Bankstown NSW 2200 ('the site'), which is also referred to as the Western Sydney University Bankstown City Campus.

The boundary of the site covered by this IEA is provided in Appendix A and occupies an area of 3,378 m².

1.1 Background

The site is located within the CBD of Bankstown, fronting Rickard Road. The site is in close proximity to a number of regionally significant facilities and amenities, including the Bankstown Community Services Centre, Canterbury-Bankstown Council, Bankstown Library and Knowledge Centre and Bankstown Train Station.

The site use prior to redevelopment comprised a car park and landscaped areas.

The developed site comprises:

- A 19-storey building over two levels of basement parking
- University educational uses including learning spaces, research, library, and administration
- Landscapes, including plant on terraces within the building and at ground-level
- Associated road and public domains, including then upgraded The Appian Way and Rickard Road footpath – It is noted that the public domain work is now covered under separate development approval.

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Dr Cheryl Halim	Lead Auditor /Auditor Technical Specialist <ul style="list-style-type: none"> • Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) • BE (Chemical) • PhD (Chemical Engineering)
Cissillia Young	Auditor <ul style="list-style-type: none"> • BE (Chemical) • PhD (Chemical Engineering)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the operational phase of the approved development. This audit is the initial Operational Audit, completed within 26 weeks of the final stage of Occupation (Final Occupational Certificate dated 8 August 2023). However, during the Audit it was noted that the first stage of occupation commenced on 7 March 2023 (following completion of OC1 and OC2). Thus, the Audit boundary comprised the period from the commencement of the operation (March 2023) to issue of this Audit report.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C39 to C44 of the NSW Department of Planning, Industry and Environment (DPIE)² State Significant Development Approval (SSD 9831-Mod-3) ('SSD Approval') issued 18 February 2021 modified on 1 August 2022, which state:

C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> a. review and respond to each Independent Audit Report prepared under condition C40 of this consent; b. submit the response to the Planning Secretary and the Certifier; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
C43	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 (2020), unless otherwise agreed by the Planning Secretary.
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The site is 3,378m² and located within Lot 15 in DP1256167. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently an operational Western Sydney University. During the Audit, observations were made of the surrounding area.
- Temporal boundary is for the duration of the Operation phase only.

² Now Department of Planning and Environment (DPE)

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9831 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to be evaluated during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents, if available.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPE, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's operational environmental management plan (OEMP) and sub plans and their implementation.

1.5 Audit Period

This Audit comprises the initial Operational IEA for the site and covers a period of environmental performance from the commencement of Stage 1 (7 March 2023), to the time of the site inspection/audit (17 October 2023), and the date the final report is issued (8 December 2023).

1.6 Environmental Representative

Patrick Polomka and Taylor Cole from Walker were the Environmental Representatives for this Audit who assisted Geosyntec during this Audit process.

Garry Pham and Sharon Maree from Walker also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPE

The Environmental Audit team was notified and approved by DPE in a letter dated 9 October 2023 and 13 October 2023 respectively. A copy of this correspondence is provided in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Audit table (Appendix F) provides the Audit scope, as listed in Section 1.4 of this report.

2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted onsite on 17 October 2023. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key project personnel (available during site inspection) and post site inspection follow up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

2.3.3 Closing Meeting

The closing meeting was held on 30 October 2023. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 5 December 2023.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 8 December 2023.

2.4 Interviews

Interviews with project personnel conducted on 17 October 2023. The following personnel were interviewed:

- Patrick Polomka (Walker – Senior Project Manager, Environmental Representative for this Audit)
- Taylor Cole (Walker – Town Planner)
- Garry Pham (Walker – Project Manager)
- Sharon Maree (Walker – Senior Facility Manager)

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim on 17 October 2023, accompanied by the Senior Project Manager and Project Manager (Patrick Polomka and Garry Pham). The site inspection comprised a walkover of the building and the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DPE and Canterbury Bankstown Council (Council) via email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggerred	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggerred."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Urbis (24 October 2019) Environmental Impact Statement Western Sydney University Bankstown City Campus.
SSD 9831 Development Consent	SSD 9831 dated 18 February 2021 modified on 1 August 2022 (Mod-3).
D15 Green Travel Plan	ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan.
D17 Heritage Interpretation Plan	Urbis (10 November 2022) Heritage Interpretation Plan, Western Sydney University, Bankstown Campus.
D25 Stormwater Quality Management Plan	Warren Smith (6 December 2022) Civil Engineering Services Western Sydney University Bankstown City Campus Stormwater Quality Management Plan.
D32 Operational Waste Management Plan	Elephants Foot (13 August 2020) Operational Waste Management Plan. Walker (January 2023) Operational Waste Management Report.
D34 Operational Landscape Management Plan	Fresh Landscape Group (10 October 2022) Maintenance Manual.
B10 Community Communication Strategy	Urbis (2 March 2021) Community Communication Strategy, Western Sydney University – Bankstown Campus.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 193 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 66 items
- Number of non-compliances = 2 item
- Number not-triggered = 125 items

A total of 43 items were assessed as part of reviewing the implementation and compliance with the development's operational environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 29 items
- Number of non-compliances = 0 item
- Number not-triggered = 14 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Based on the information provided by Walker, no Agency notices, orders, penalty notices or prosecutions were received during the Audit period.

3.4 Discussion of Non-Compliances

There were two non-compliance identified. Details of the non-compliance are provided in Table 3.2.

Table 3.2. Non-Compliances to SSD Consent Conditions

Geosyntec ID	Document	SSD Condition No.	Requirement	Details of Non-Compliance	Recommendations
G11	SSD	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>This condition is considered non-compliant because of the DPE approval of the Staging Report requires that "students are not to occupy the building until all construction stages have been completed". However, the commencement of the Stage 1 operation (i.e. student occupying the building) (March 2023) appeared to have been conducted before the Stage 2 and 3 were signed off. Final Occupation Certificate was issued on 8 August 2023.</p> <p>It is noted that based on the information by Walker, work conducted after building occupation generally comprised defect rectification, and that the construction areas were isolated from general public.</p>	No recommendation was made as the final OC has been issued.
G118	SSD	C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<p>This item is considered non-compliant because this Operational Audit was conducted more than 26 weeks of the commencement of the Stage 1 operation (March 2023).</p> <p>It is noted that a final construction audit was not conducted within 26 weeks of the last construction audit (20 December 2022), noting that the final OC was obtained on 8 August 2023).</p>	Future operational audits prior to cessation must be conducted within 3 years of the current audit or as otherwise agreed by the Secretary.

3.5 Assessment from Previous Audits

There was no previous Operational Audit for the site.

Details of recommendations from the previous Construction Audit and how they were addressed are provided in Table 3.3.

Table 3.3. Assessment of Previous Audits

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
Should development completion be further delayed, 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 A29 of the consent conditions.	Not assessed, as this is not relevant to the Operational Audit scope.	Not assessed, as this is not relevant to the Operational Audit scope.
A copy of this IEA and Walker's response must be uploaded to the public website following completion of this IEA.	The IEA and Walker's response has been included in the project website.	The Auditor considers this item is closed.

3.6 OEMP, Sub-plans and Post Approval Documents

The Auditor considers that the OEMP and sub-plans are appropriate for the operational works to minimise environmental impact.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted DPE and Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated both DPE and Council did not have any additional concerns which needed to be included in the Audit.

3.9 Complaints and Management of Complaints

Complaint register, available online at the Project website (<https://wsubankstown.walkercorp.com.au/>) shows no complaint within the current Audit period. This information was confirmed by Walker.

3.10 Incidents and Management of Incidents

Based on information provided by Walker, there has been no known incident during the operation of the site.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the operational phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.4.

Table 3.4. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Built Form and Urban Design	Ongoing consultation and engagement with Council in relation to relevant strategic design projects underway in the vicinity of the site.	This item is not considered to be environmental component of the operational stage of the development.
Traffic and transport	The EIS mitigation measures include the upgrade of the Great Western Highway and Brabham Drive intersection, delivery of a new roundabout at the intersection of the new access road at Ferrers Road and new pedestrian and cycle connections. The Auditor also assessed implementation of Green Travel Plan.	<ul style="list-style-type: none"> • The delivery of the public domain was covered under a separate DA. • Green Travel Plan has been prepared. • Travel information brochure and posters were observed at the University reception area. • The University website (https://www.westernsydney.edu.au/future/our-campuses/bankstown-city) listed various travel options/routes and facilities involved. These include bus, walking bus, cycle, car, and train). • A total of 130 bicycle parking spaces and end of trip facility are provided. However, usage is minimal. • During the Audit, a boom gate was observed at the car park, which restricts parking for WSU staff and visitors. • A loading dock to fit one medium rigid vehicle and one small rigid vehicle were observed on Level 1. • Meeting room and lecture rooms were observed to be equipped with teleconferencing facilities, providing alternative to in-person meetings.
Contamination	The EIS requires an unexpected finds protocol, a waste classification assessment prior to disposal of any fill, and management of hazardous building materials in accordance with NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and guidelines.	This item is not considered relevant to the operational stage of the development.
Flooding	Flood management procedures in the Flood Emergency Response Plan are to be implemented. While there is a low risk of flooding, future tenants should incorporate flood management procedures in their standard emergency risk management plans.	This item is not considered relevant to the operational stage of the development.
Hazard and Risk	Safety and structural recommendations within the Dangerous Goods Assessment will be incorporated into the development at construction certificate stage. These include the formulation of appropriate emergency response procedures and equipment (protective gear and a wash down areas) along with the formulation of appropriate transport procedures.	This item is not considered relevant to the operational stage of the development. However, Geosyntec noted that the site has a chemical register during the operational stage. Diesel tanks on hardstand, in lockable room, were observed to be banded. Labelling and spill kit were also observed.
Aeronautical	Crane height will be in accordance with appropriate approval from Bankstown Airport OLS.	This item is not considered relevant to the operational stage of the development.

Environmental Aspect	Requirement	Auditor's Review
Stormwater	Appropriate mitigation measures have been incorporated to manage water quality and quantity, including an OSD basin. Sediment and erosion control measures will be implemented during the demolition and construction phases to avoid downstream impacts.	<ul style="list-style-type: none"> Stormwater Quality Management Plan has been prepared to manage the stormwater during operation. Council concurred that there were no notable discrepancies between the proposed stormwater design and the Work-As-Executed apart from some minor reductions in grade in certain pipe sections due to the stormwater system servicing the WSU building. The Assets Planning Unit provides no objection to the plans provided.
Geology	Proper vibration mitigation measures will be required to mitigate risk damage to adjoining buildings and survey monitoring of the shoring walls and adjacent buildings should be carried out to measure the vertical and lateral movements. The monitoring should be carried out using precise levelling techniques to 0.5 mm accuracy, with measurements taken on a weekly basis during the basement construction period.	This item is not considered relevant to the operational stage of the development.
Groundwater Measures	As the proposed basement level is below the groundwater level temporary support for excavation will be required to prevent groundwater inflow to the site to prevent the risk of large groundwater inflows which would require disposal off site and potentially drawdown of groundwater surrounding the site. During construction, dewatering, possibly by 'sump-and-pump' methods, will be required. Due to expected groundwater uplift pressure dewatering will need to continue until the dead load of the structure is sufficient to restrain the structure from upward movement.	This item is not considered relevant to the operational stage of the development.
Structural	Recommendations of the Structural Engineer should be implemented to prevent variation in floor slopes over time due to creep and shrinking effects; building sways (deflection); building movement due to gravity loads; steel roof deflection; and crack control in slabs.	This item is not considered to be environmental component of the operational stage of the development.
Infrastructure Requirements	The EIS does not provide mitigation measures.	N/A
Non-Aboriginal Heritage & Landscaping	Non-Aboriginal (European) heritage has demonstrated that the site is suitable for the proposed development. The mature vegetation around the Council Chambers will be retained and the landscaping on the proposed building will be maintained to ensure it aligns with the existing vegetated nature of the area.	<ul style="list-style-type: none"> The landscaping within the site (excluding the public domain) was certified by the certifier in Construction Certificate CC5a, Occupation Certificate (OC1 and OC3). Landscape Certificate from Fresh Landscape Group states that " all landscape works have been constructed and installed in accordance with the design documentation and the relevant conditions of the development consent." During the Site Audit, landscaping was also observed to have been completed. Landscape plan for public domain (with 58 drawings in total) had been prepared by ASPECT Studios and approved by Council on 1 August 2022. The landscaping within public domain is subject to separate Council DA. Operational Landscape Management Plan to manage the revegetation and landscaping on-site was prepared.

Environmental Aspect	Requirement	Auditor's Review
Aboriginal Heritage	Management of any unexpected finds during the demolition and construction phases, as well as additional consultation with the local indigenous community throughout the development of the project	<ul style="list-style-type: none"> Site maintenance inspection was conducted on 5 October 2023 were recorded in a report and the report shows that the landscape maintenance item listed in Maintenance Plan was conducted. <p>Based on information by Built in the previous Audits, no Aboriginal heritage items were identified during the construction works.</p>
BCA and Accessibility	<ul style="list-style-type: none"> A detailed BCA assessment along with an integrated Section J compliance assessment and referral to the NSW Fire Brigade due to Category 2 Fire Safety Provisions. Development and refinement of detailed DDA design requirements, such as internal fit-out design, and details of stairs, ramps, lifts, sanitary facilities and other access features 	<p>The following documents were sighted, which indicate that the design documents were in accordance with the BCA.</p> <ul style="list-style-type: none"> - Certification for Section J & JV3 Report compliance, issued by Alex Kobler of E-Lab Consulting dated 16/03/2023. - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive. - Group DLA (11 March 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate - Group DLA (02 March 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 - Base Building interior fitout & finishes. - Group DLA (16 August 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC5a – Landscaping - Group DLA (21 March 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 - Internal Fit Out (B2-Level 9). - Group DLA (24 October 2022) Western Sydney University - Bankstown City Campus Crown Certificate CC7 - Updated Fire Engineering Report. This item is not considered to be environmental component of the development. - Fire Engineering Report Ref M.WSU-01 FE- R003 Rev E issued by Integral Group dated 30/09/2022 - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5 • Group DLA had also provided Accessibility Completion Statement for OC and certified that the site has been reviewed for compliance with the applicable

Environmental Aspect	Requirement	Auditor's Review
		accessibility provisions of the Building Code of Australia (BCA) and relevant referenced Standards.
Noise and vibration	<ul style="list-style-type: none"> Provide the recommended minimum glazing construction set out within the Acoustic and Vibration assessment prepared by NDY. A detailed review of all external mechanical plant and equipment will be undertaken at CC stage (once plant selections and locations are finalised). Use of outdoor areas to be limited to 7am to midnight unless an acoustic assessment is conducted during the fit-out stage that considers additional noise control measures. 	<ul style="list-style-type: none"> Climatech NSW Pty Ltd has provided a certificate stating that noise mitigation recommendations in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment. Submission of evidence to GroupDLA was also completed by Built, as part of OC3. During the site inspection, site activities did not appear to generate excessive noise. There were no complaints received relating to noise during the Audit Period. According to information provided by Walker, there has been no use of outdoor areas passed midnight.
Waste	To re-use, recycle and dispose of waste.	<ul style="list-style-type: none"> Operational Waste Management Plan was prepared to manage operational waste handling, storage and disposal. During the site audit, three different types of bins (red, yellow, and blue) were observed on site bin room. According to information provided by Walker, the site is in the process of providing: <ul style="list-style-type: none"> Green bins which is for organic waste. Geosyntec noted that there is a condition in the site Operational Waste Management Plan that "Green waste generated from landscaped areas of the building will be removed by the designated maintenance contractor during maintenance of landscaped areas." Regular collection of e-waste stream. General waste and recycling bins were observed in high traffic areas, food preparation areas, and in restrooms. During the site audit, the bins located in the Basement 1 bin room were observed to contain the appropriate waste that they were intended for. Waste room floor was sealed, flat and even. Electrical outlet was observed at height. Adequate lighting, space and access were provided. Taps and grated drain were also observed. Insert info on imaging consumables, bulky waste, and disposal records etc (see G229, 230, 231) Sanitary bins were also observed in the bathrooms. Ventilation in waste room was certified by Climatech on 11 January 2023. According to the certificate, the mechanical air handling system was installed in accordance with the design and specification in AS1668.2.
Construction Impacts	The preliminary CMP will be updated to incorporate any conditions of consent imposed on the DA.	This item is not considered relevant to the operational stage of the development.

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of the new buildings, heritage items, signage, site access, and security features.
- Observation of noise levels.

- Observation of public domain.
- Observation of landscaping areas.
- Observation of chemical storage practises.
- Observation of carpark and bicycle parking.
- Observation of fire safety certificate display.
- Observation of waste facility, segregation, and disposal.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Various environmental inspection records, reports, and management plans.
- Construction Compliance Reports/Certificate.
- Rentokil Initial Ambius monthly waste summaries.
- Site induction materials and fire safety certificate.
- Correspondences between the Walker, Certifier, DPE, Council and other stakeholders.
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, Walker demonstrated a high level of understanding of the requirements for environmental management.

The key strengths demonstrated in the project include:

- Walker has an organised system and robust record keeping.
- During the audit process, where potential environmental issues were identified and flagged during the site inspection, Walker demonstrated positive behaviour in rectifying the issues and were open to discussions on suggested improvements.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices onsite:

- 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 A29 of the consent conditions.
- A copy of this IEA and UWS and/or Walker's response must be uploaded to the public website following completion of this IEA.
- Future operational audits prior to cessation must be conducted within 3 years of the current audit.
- As per the recommendation by TfNSW:
 - A post-occupation, car parking should be monitored through surveys.
 - A parking management strategy should be prepared and circulated by the car park operator to ensure that the number of available spaces are prioritised for car pooling vehicles and electric vehicles, etc.
- A Travel Demand co-ordinator for the Campus should be nominated and an annual travel survey shall be conducted.
- Inspection of pit and pipe network should be conducted in accordance with the Stormwater Quality Management Plan. Inspection of OceanGuards should also be conducted.

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

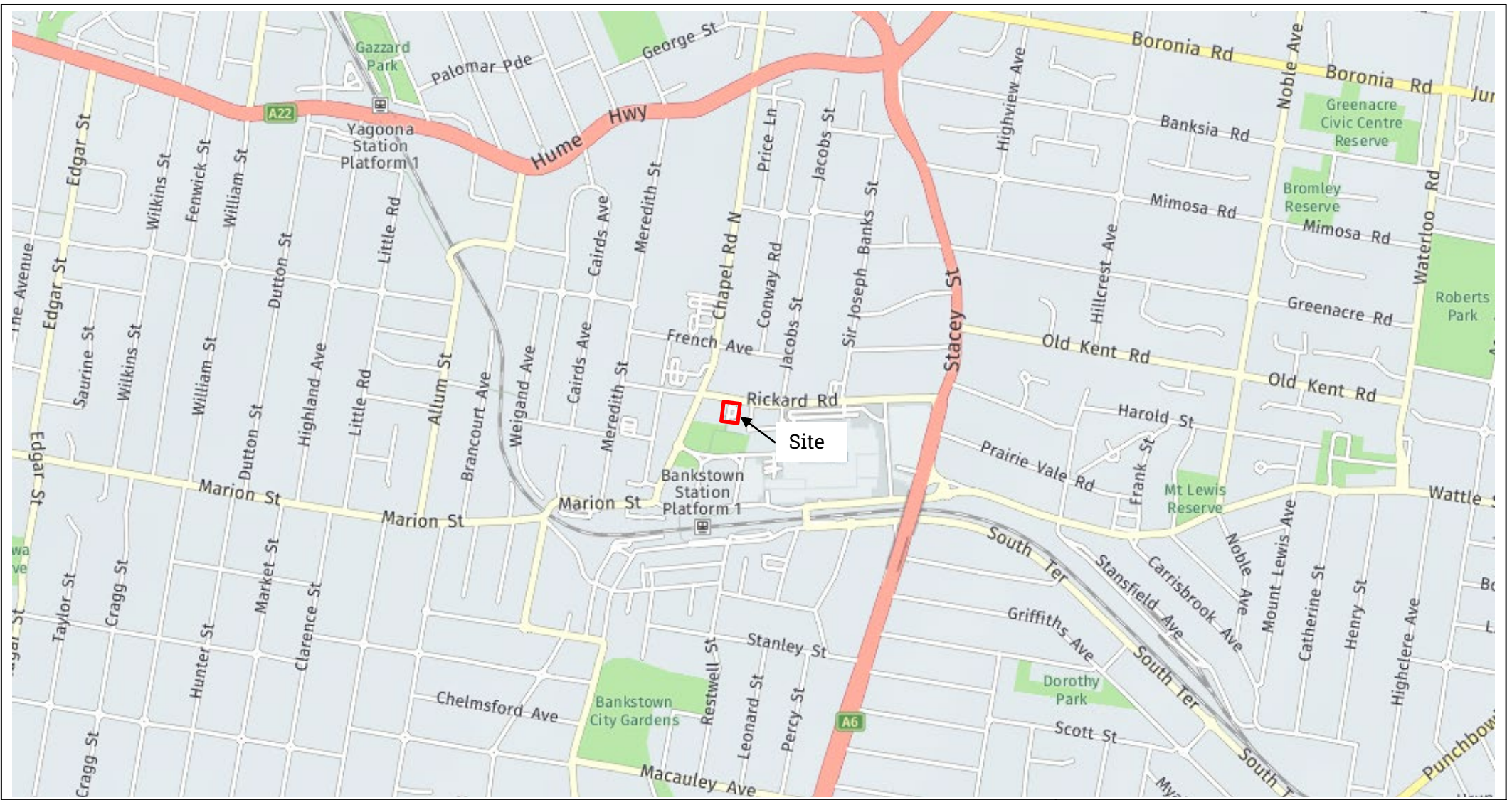
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



LEGEND

 Site Boundary

Figure 1: Site Layout Plan

Site Address: 74 Rickard Road, Bankstown NSW 2200

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Nearmaps

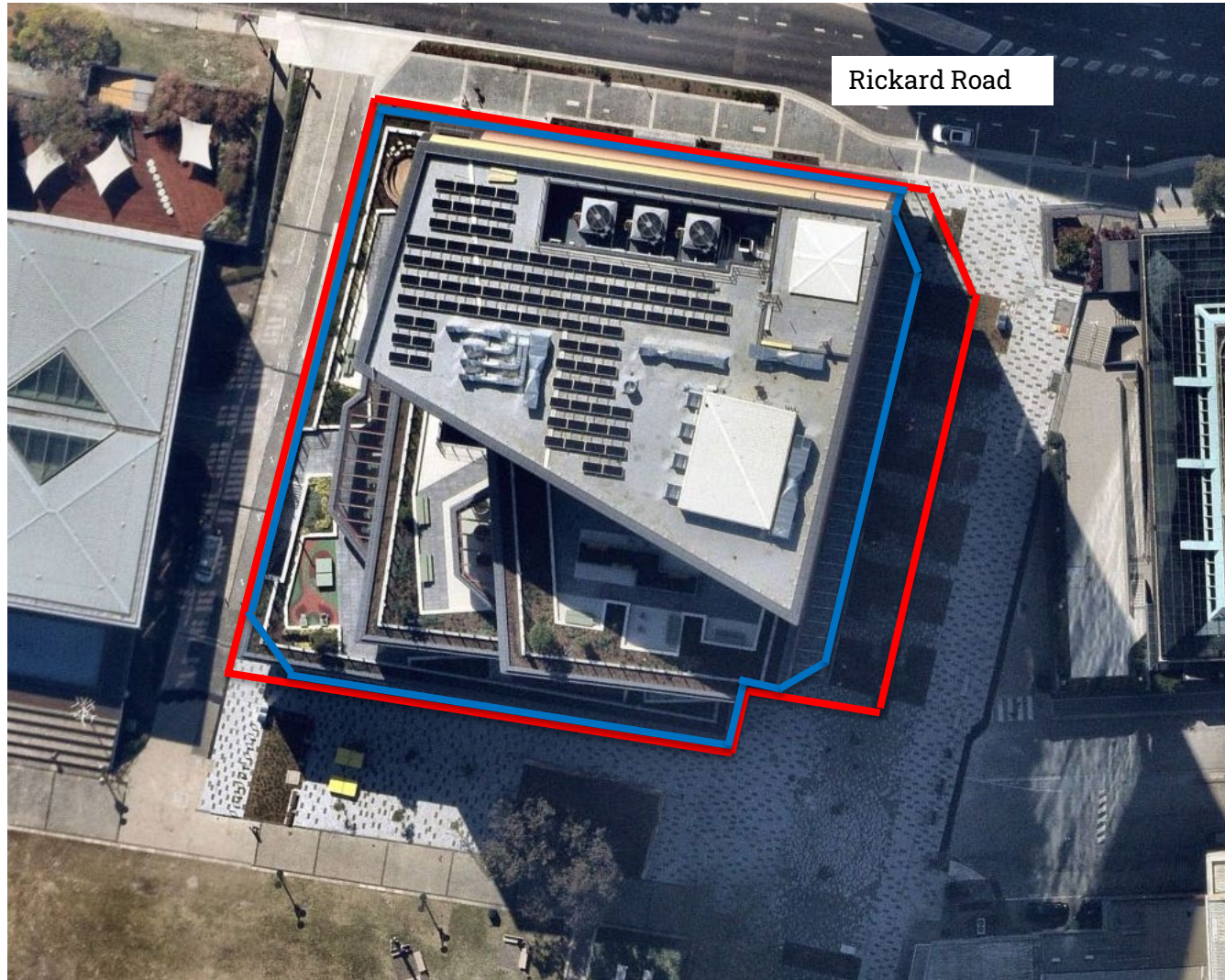
Approx. 10 m

Scale indicative only


Client: Walker Corporation Pty Ltd

Job Number: AU123160

Date: October 2023



LEGEND

 The boundary of 74 Rickard Rd (Lot 15 DP 1256167). However, the council issued a separate DA for the public domain, thus the area under the SSD is reduced.


 Approximate Site boundary under the SSD after the DA from council

Figure 1: Site Layout Plan

Site Address: 74 Rickard Road, Bankstown NSW 2200

Client: Walker Corporation Pty Ltd

Job Number: AU123160

Date: October 2023

NTS

Scale indicative only

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Nearmaps

Appendix B Auditor Declaration

Independent Audit Declaration Form

Project Name	Western Sydney University Bankstown City Campus
Consent Number	SSD-9831
Description of Project	Operation of the Western Sydney University Bankstown City Campus, comprising 21-storey building (including two basement levels) for education use and associated research space, conference facilities and retail uses.
Project Address	74 Rickard Road, Bankstown NSW (Lot 15 DP 1256167)
Proponent	Walker Corporation
Title of Audit	Independent Environmental Audit Report of the Western Sydney University Bankstown City Campus
Date	8 December 2023

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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
- 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:

- 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
- 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 Lead Auditor
/Technical Specialist Cheryl Halim

Signature



Qualifications

- Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
 - NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)
 - BE (Chemical)
 - PhD (Chemical Engineering)
-

Name of Auditor

Cissillia Young

Signature



Qualifications

- BE (Chemical)
 - PhD (Chemical Engineering)
-

Company

Geosyntec Consultants Pty Ltd

Company Address

1 York St Sydney NSW 2000

Appendix C Correspondence

AU123160 L1 9Oct23 Notification to DPE

9 October 2023

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

Re: Independent Environmental Audit, Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831) – Notification of Auditor

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Walker Corporation Pty Ltd (Walker) to conduct an Independent Environmental Audit project for the operational phase of the Western Sydney University at 74 Rickard Road, Bankstown (SSD 9831) ('the site'). The site is identified as Lot 15 DP1256167.

The Independent Environmental Audit is required to meet Conditions C39 to C44 of SSD 9831 approval (18 February 2021), which state:

C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a. review and respond to each Independent Audit Report prepared under condition C40 of this consent; b. submit the response to the Planning Secretary and the Certifier; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
C43	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 (2020), unless otherwise agreed by the Planning Secretary.
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The first operational audit has been scheduled for 17 October 2023. The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young as Auditor. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with

IAPAR 2020 is provided in Attachment B. Can DPE please provide an approval of the Audit team?

The lead environmental auditor and auditor/technical specialists have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Dr Cheryl Halim
**Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)**
(No. 11280933-7383767)
Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs
Attachment B – Declaration

Attachment A – CVs



PROFESSIONAL SUMMARY

Cheryl has over seventeen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. Cheryl is a NSW EPA accredited site auditor and an Exemplar Global Auditor and has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

QUALIFICATIONS

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Accredited Contaminated Site Auditor, NSW EPA (No. 2201)

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Confidential Client – Auditor for the review of compliance to Client's standards and environmental management system for 18 mines in NSW and QLD.

Remondis Tomago – Lead Auditor for the operation of Remondis Tomago Waste Recycling Centre. Almost complete in 2023.

Rumba Lara development, Gosford, NSW – Lead Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

Roseville College, Roseville – Lead Auditor for the construction phase of the Roseville College (required as part of SSD 9912).

Jindabyne Educational Complex, Jindabyne – Auditor for the construction phase of the Roseville College (required as part of SSD 15788005).

Vopak Site B4A – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

Holt Land Rehabilitation Centre – Auditor for the operational phase of the landfill operation (voluntary audit).

Brewery Yard, Chippendale – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction and operation of Cranbrook School (required as part of SSD 8812).

Sydney Zoo, Bungarribee, NSW – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

Western Sydney University, Parramatta, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

The Shore School, North Sydney, NSW – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

Ferrovial York Joint Venture Warringah Road Expansion – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

Cumberland Council, Pemulwuy – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

Thirdl Group, 31-41 William Street, Alexandria – Audit assistance for the development of a high density residential building with basement carpark.

Bathla Group, Schofields, NSW – Audit assistance on the proposed low density residential land subdivision at Schofields.

Stockland, Marsden Park, NSW – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

EG Funds, Summer Hill, NSW – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin.

Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield.

XR Property Developments, 146-156 Botany Road, Alexandria, NSW – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

Central Coast Automotive, Gosford, NSW – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

Ceedive, Former Lithgow Pottery Estate, NSW – Audit assistance on a former pottery estate site at Lithgow.

Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

Gunnedah Council, Gunnedah Airport, NSW – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

Risk Assessment

Dahua, Waterloo, NSW – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

PDS Group, Pyrmont, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

VIG Group, Pagewood – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

ThirdI Group, Alexandria, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

Penrith City Council, Penrith, NSW – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

McNally Management, Alexandria, NSW – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

Various Caltex and Mobil Service Stations – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

Boral Limited, Confidential site – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

NSW Department of Health – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

Caltex Refinery, Kurnell, NSW – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

Site Assessment and Remediation

City of Sydney Council, Federal Park, Annandale, NSW – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

NSW Ports, Intermodal Terminal Centre at Enfield, NSW – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

PwC's Auditor Training

Certificate of Attainment

awarded to

Cheryl Halim

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



Tom Barham

Training Manager



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NSW Site Auditor Scheme

NOTICE OF ACCREDITATION AS SITE AUDITOR UNDER CONTAMINATED LAND MANAGEMENT ACT 1997 (NSW)

Auditor: Dr Cheryl Halim

Accreditation No: 2201

Accreditation Date: 30 November 2022

Period of Accreditation: One (1) year

The Environment Protection Authority (EPA) advises that **Dr Cheryl Halim** (the auditor) has been granted accreditation under s.51 of the *Contaminated Land Management Act 1997* (the Act) as a site auditor for a period of one **(1) year** subject to the following conditions:

1. The auditor must maintain a good knowledge of NSW legislation relating to contaminated sites and environment protection in general, including the:
 - (a) Act and any regulation made under that Act;
 - (b) other environment protection legislation (as defined by the Protection of the Environment Administration Act 1991) administered by the EPA; and
 - (c) Environmental Planning and Assessment Act 1979, and regulations and relevant environmental planning instruments made under that Act.
2. The auditor must maintain a good understanding of guidelines made or approved by the EPA under s.105 of the Act.
3. The auditor must hold insurance cover which complies with the following requirements:
 - (a) the cover applies to the occupation of site auditor and the activities to be carried out as a site auditor accredited under the Act, and
 - (b) the policy is for not less than \$5,000,000 cover for any 12 month period.
4. Within 14 days of renewing the insurance cover held for the purposes of condition 3, the auditor must forward to the EPA written confirmation from the insurer that the cover is in force and complies with the requirements of condition 3.
5. The auditor must pay an accreditation fee of \$8,377 to the EPA within one month from the date of the tax invoice.

A handwritten signature in black ink, appearing to read 'Karen Marler', is written over a horizontal line.

30/11/2022

Karen Marler
Director Environmental Solutions – Chemicals, Land and Radiation
Regulatory Practice and Environmental Solutions Division

Notes

- The auditor must comply with the Act and any regulation made under the Act. This includes a requirement to provide an annual return as specified under s.53D of the Act.
- The auditor's accreditation expires at the end of the accreditation period unless renewed in accordance with the Act and Regulations. The Contaminated Land Management Regulation 2022 provides that applications for renewal must be made between 30 and 60 days before expiry of the current accreditation period.
- The EPA may suspend or revoke the auditor's accreditation in accordance with s.56 of the Act.

Attachment B – Declaration

Independent Audit Declaration Form



Project Name	Western Sydney University
Consent Number	SSD 9831
Description of Project	Operation of the Western Sydney University
Project Address	74 Rickard Road, Bankstown
Proponent	Walker Corporation Pty Ltd
Title of Audit	Independent Environmental Audit of the Western Sydney University, 74 Rickard Road, Bankstown
Date	9 October 2023

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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
- 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 Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)• BE (Chemical)• PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	
Qualifications	<ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	3.04 / 1 York St Sydney NSW 2000

AU123160 L1 9Oct23 Notification to DPE

9 October 2023

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

Re: Independent Environmental Audit, Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831) – Notification of Auditor

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Walker Corporation Pty Ltd (Walker) to conduct an Independent Environmental Audit project for the operational phase of the Western Sydney University at 74 Rickard Road, Bankstown (SSD 9831) ('the site'). The site is identified as Lot 15 DP1256167.

The Independent Environmental Audit is required to meet Conditions C39 to C44 of SSD 9831 approval (18 February 2021), which state:

C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
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C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a. review and respond to each Independent Audit Report prepared under condition C40 of this consent; b. submit the response to the Planning Secretary and the Certifier; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
C43	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 (2020), unless otherwise agreed by the Planning Secretary.
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The first operational audit has been scheduled for 17 October 2023. The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young as Auditor. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with

IAPAR 2020 is provided in Attachment B. Can DPE please provide an approval of the Audit team?

The lead environmental auditor and auditor/technical specialists have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Cheryl Halim', with a long horizontal flourish extending to the right.

Dr Cheryl Halim
**Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)**
(No. 11280933-7383767)
Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs
 Attachment B – Declaration

Attachment A – CVs



PROFESSIONAL SUMMARY

Cheryl has over seventeen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. Cheryl is a NSW EPA accredited site auditor and an Exemplar Global Auditor and has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

QUALIFICATIONS

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Accredited Contaminated Site Auditor, NSW EPA (No. 2201)

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Confidential Client – Auditor for the review of compliance to Client's standards and environmental management system for 18 mines in NSW and QLD.

Remondis Tomago – Lead Auditor for the operation of Remondis Tomago Waste Recycling Centre. Almost complete in 2023.

Rumba Lara development, Gosford, NSW – Lead Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

Roseville College, Roseville – Lead Auditor for the construction phase of the Roseville College (required as part of SSD 9912).

Jindabyne Educational Complex, Jindabyne – Auditor for the construction phase of the Roseville College (required as part of SSD 15788005).

Vopak Site B4A – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

Holt Land Rehabilitation Centre – Auditor for the operational phase of the landfill operation (voluntary audit).

Brewery Yard, Chippendale – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction and operation of Cranbrook School (required as part of SSD 8812).

Sydney Zoo, Bungarribee, NSW – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

Western Sydney University, Parramatta, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

The Shore School, North Sydney, NSW – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

Ferrovial York Joint Venture Warringah Road Expansion – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

Cumberland Council, Pemulwuy – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

Thirdl Group, 31-41 William Street, Alexandria – Audit assistance for the development of a high density residential building with basement carpark.

Bathla Group, Schofields, NSW – Audit assistance on the proposed low density residential land subdivision at Schofields.

Stockland, Marsden Park, NSW – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

EG Funds, Summer Hill, NSW – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin.

Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield.

XR Property Developments, 146-156 Botany Road, Alexandria, NSW – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

Central Coast Automotive, Gosford, NSW – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

Ceedive, Former Lithgow Pottery Estate, NSW – Audit assistance on a former pottery estate site at Lithgow.

Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

Gunnedah Council, Gunnedah Airport, NSW – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

Risk Assessment

Dahua, Waterloo, NSW – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

PDS Group, Pyrmont, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

VIG Group, Pagewood – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

ThirdI Group, Alexandria, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

Penrith City Council, Penrith, NSW – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

McNally Management, Alexandria, NSW – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

Various Caltex and Mobil Service Stations – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

Boral Limited, Confidential site – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

NSW Department of Health – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

Caltex Refinery, Kurnell, NSW – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

Site Assessment and Remediation

City of Sydney Council, Federal Park, Annandale, NSW – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

NSW Ports, Intermodal Terminal Centre at Enfield, NSW – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

PwC's Auditor Training

Certificate of Attainment

awarded to

Cheryl Halim

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021

A handwritten signature in black ink, appearing to read "T Barham", positioned above a horizontal line.

Tom Barham

Training Manager



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NSW Site Auditor Scheme

NOTICE OF ACCREDITATION AS SITE AUDITOR UNDER CONTAMINATED LAND MANAGEMENT ACT 1997 (NSW)

Auditor: Dr Cheryl Halim

Accreditation No: 2201

Accreditation Date: 30 November 2022

Period of Accreditation: One (1) year

The Environment Protection Authority (EPA) advises that **Dr Cheryl Halim** (the auditor) has been granted accreditation under s.51 of the *Contaminated Land Management Act 1997* (the Act) as a site auditor for a period of one **(1) year** subject to the following conditions:

1. The auditor must maintain a good knowledge of NSW legislation relating to contaminated sites and environment protection in general, including the:
 - (a) Act and any regulation made under that Act;
 - (b) other environment protection legislation (as defined by the Protection of the Environment Administration Act 1991) administered by the EPA; and
 - (c) Environmental Planning and Assessment Act 1979, and regulations and relevant environmental planning instruments made under that Act.
2. The auditor must maintain a good understanding of guidelines made or approved by the EPA under s.105 of the Act.
3. The auditor must hold insurance cover which complies with the following requirements:
 - (a) the cover applies to the occupation of site auditor and the activities to be carried out as a site auditor accredited under the Act, and
 - (b) the policy is for not less than \$5,000,000 cover for any 12 month period.
4. Within 14 days of renewing the insurance cover held for the purposes of condition 3, the auditor must forward to the EPA written confirmation from the insurer that the cover is in force and complies with the requirements of condition 3.
5. The auditor must pay an accreditation fee of \$8,377 to the EPA within one month from the date of the tax invoice.

A handwritten signature in black ink, appearing to read 'Karen Marler'.

30/11/2022

Karen Marler
Director Environmental Solutions – Chemicals, Land and Radiation
Regulatory Practice and Environmental Solutions Division

Notes

- The auditor must comply with the Act and any regulation made under the Act. This includes a requirement to provide an annual return as specified under s.53D of the Act.
- The auditor's accreditation expires at the end of the accreditation period unless renewed in accordance with the Act and Regulations. The Contaminated Land Management Regulation 2022 provides that applications for renewal must be made between 30 and 60 days before expiry of the current accreditation period.
- The EPA may suspend or revoke the auditor's accreditation in accordance with s.56 of the Act.

Attachment B – Declaration

Independent Audit Declaration Form



Project Name	Western Sydney University
Consent Number	SSD 9831
Description of Project	Operation of the Western Sydney University
Project Address	74 Rickard Road, Bankstown
Proponent	Walker Corporation Pty Ltd
Title of Audit	Independent Environmental Audit of the Western Sydney University, 74 Rickard Road, Bankstown
Date	9 October 2023

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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
- 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 Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)• BE (Chemical)• PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	
Qualifications	<ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	3.04 / 1 York St Sydney NSW 2000

Our ref: SSD-9831-PA-42

Taylor Cole

Town Planner

WALKER BANKSTOWN DEVELOPMENTS PTY LIMITED

Level 21, Governor Macquarie Tower 1 Farrer Place

Sydney New South Wales 2000

13 October 2023

Sent via the Major Projects Portal only

Subject: WSU Bankstown City Campus - Request for Operational IEA Auditor Approval

Dear Miss Cole,

Reference is made to your post approval matter, SSD-9831-PA-42, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Operational Independent Audit (IEA) of the WSU Bankstown City Campus, submitted as required by Part C, Condition C39 of SSD-9831 as modified (**the Consent**) to NSW Department of Planning and Environment (**NSW Planning**) on 4 October 2023.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following independent audit team from Geosyntec Consultants:

- Cheryl Halim (Lead Auditor),
- Cassillia Young (Auditor).

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

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

Notwithstanding the agreement for the above listed audit team, for future operational IEAs NSW Planning will not approve or endorse an auditor/audit team for an operational IEA that has also carried out a construction IEA for the same project. The *Independent Audit Post Approval Requirements* (2020) also require the proponent rather than the auditor/audit team to request the approval/endorsement of an auditor/audit team, this applies for every audit unless an audit program has been approved.

Should you wish to discuss the matter further, please contact Gabriel Peters Shaw, Senior Compliance Officer on 0288376395 or email compliance@planning.nsw.gov.au

Department of Planning and Environment



Yours sincerely

A handwritten signature in black ink, appearing to read "J. K. P.". The signature is written in a cursive style.

As nominee of the Planning Secretary

AU123160 L2 Consultation with DPE 9Oct23

9 October 2023

Gabriel Peters Shaw
Department of Planning and Environment
Via email : compliance@planning.nsw.gov.au

Dear Gabriel,

Re: Consultation with DPE for the first Operational Independent Environmental Audit of the Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831)

Geosyntec Consultants Pty Ltd (Geosyntec), has been engaged by Walker Corporation Pty Ltd (Walker) to conduct Independent Environmental Audits for the operational phase of the Western Sydney University redevelopment at 74 Rickard Road, Bankstown ('the site'). The site is identified as Lot 15 DP1256167.

Conditions C39 to C44 the State Significant Development (SSD) consent (SSD 9831) requires an independent environmental audit to be conducted in accordance with the NSW Government Independent Audit Post Approval Requirement (IAPAR, 2020).

Walker is in the process of seeking reapproval of the same Audit team utilised for the construction phase for the current Audit.

In accordance with the IAPAR (2020), we are also required to consult with DPE and key stakeholders to obtain their input into the scope of the Audit. We normally conduct consultation with DPE after obtaining approval of the team. However, given the audit has been scheduled next week (17 October 2023), we are sending this letter to accelerate the process.

Please advise if DPE has any comments regarding environmental matters relating to the project that should be considered by the Audit team in conducting the first Operational IEA.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Cheryl Halim (Lead Auditor)
Exemplar Global AU (ISO 19011:2018)
Geosyntec Consultants Pty Ltd

Cissillia Young

From: Gabriel Peters Shaw <gabriel.petersshaw@dpie.nsw.gov.au>
Sent: Monday, 9 October 2023 5:11 PM
To: Cheryl Halim; DPE PSVC Compliance Mailbox
Cc: Cissillia Young
Subject: RE: AU123160 Consultation for Operational IEA for Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic. If you suspect fraud, click "Phish Alert Report."

Hi Cheryl,

Thanks for sending through this request for consultation. Understood regarding the approval and consultation, I'll review the approval request tomorrow and hopefully have a response to you and the Project tomorrow or by Thursday.

For this project I do not have any specific matter or areas to focus the IEA on that are not already captured by section 3.3 of the IEA PAR 2020.

If you have any questions, please don't hesitate to contact me.

Kind regards,

Gabriel Peters Shaw
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 02 8837 6395 | M 0499421171 | E gabriel.petersshaw@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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

From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Monday, 9 October 2023 2:37 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>; Gabriel Peters Shaw <gabriel.petersshaw@dpie.nsw.gov.au>
Cc: Cissillia Young <Cissillia.Young@Geosyntec.com>

Subject: AU123160 Consultation for Operational IEA for Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831)

Dear Gabriel,

Please find attached our request for consultation for the first operational IEA for the above-mentioned site. We have forwarded our client with a separate letter for requesting approval of the audit team. Typically we would wait until the audit team is approved before consulting with you. However, given the audit has been booked for next week, I thought to send this earlier to you to accelerate the process.

Please let us know if you have anything you would like us to include for the audit.

Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)

From: [Cheryl Halim](#)
To: Daniel.Smith@cbc.city.nsw.gov.au
Cc: [Cissillia Young](#)
Subject: Consultation for 1st Operational Audit, SSD9831
Date: Monday, 9 October 2023 2:40:07 PM

Dear Daniel,

Geosyntec Consultants Pty Ltd has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) for the operational phase of the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

In accordance with the Independent Audit PAR (2020), we are required to consult with key stakeholders to obtain their input into the scope of the Audit. Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first operational independent audit, which is scheduled for 17 October 2023.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you.

Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

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Cissillia Young

From: Daniel Smith <Daniel.Smith@cbcity.nsw.gov.au>
Sent: Tuesday, 10 October 2023 9:35 AM
To: Cheryl Halim
Cc: Cissillia Young
Subject: RE: Consultation for 1st Operational Audit, SSD9831

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic. If you suspect fraud, click "Phish Alert Report."

Hi Cheryl,

Thankyou for your email in relation to the Environmental Operational Audit following the completion of the WSU Project at 74 Rickard Rd Bankstown (SSDA9831).

We have no issues to raise or any concerns at this time in relation to the operations of the WSU Building.

Should you have any further questions, please let me know.
Regards,
Daniel.



Daniel Smith - Team Leader Place Projects
T 02 9707 9097 **M** 0408 001 455
E Daniel.Smith@cbcity.nsw.gov.au
www.cbcity.nsw.gov.au



From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Monday, 9 October 2023 2:40 PM
To: Daniel Smith <Daniel.Smith@cbcity.nsw.gov.au>
Cc: Cissillia Young <Cissillia.Young@Geosyntec.com>
Subject: Consultation for 1st Operational Audit, SSD9831

Dear Daniel,

Geosyntec Consultants Pty Ltd has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) for the operational phase of the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

In accordance with the Independent Audit PAR (2020), we are required to consult with key stakeholders to obtain their input into the scope of the Audit.
Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first operational independent audit, which is scheduled for 17 October 2023.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you.

Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

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Appendix D Record of Meeting and Agenda

AU123160 L3 Opening Meeting 16Oct23

Independent Environmental Audit – Opening Meeting Agenda

Site: Western Sydney University – Bankstown Campus

SSD: 9831

Date & Time: 17 Oct 2023 9am - 9.30am

Invitees:

Patrick Polomka (Walker)

Taylor Cole (Walker)

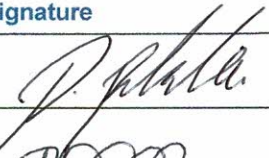



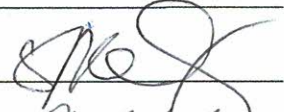
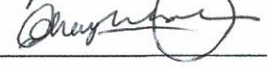
Cheryl Halim (Geosyntec)

Cissillia Young (Geosyntec)

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPIE or other agencies
 - g. Complaints
 - h. Incidents
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via email

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Patrick Polomka	Senior Project Manager	
Taylor Cole	Town Planner	
Garry Pham	Project Manager	
Cissillia Young	Geosyntec	
SHARON MAZEA	Senior Facilities Mgr	
Cheryl Halim	Lead Auditor - Geosyntec	

Cissillia Young

From: Cissillia Young
Sent: Monday, 30 October 2023 12:02 PM
To: Patrick Polomka; taylor.cole@walkercorp.com.au
Cc: Cheryl Halim
Subject: Closing Meeting - Bankstown WSU Operational IEA
Attachments: Bankstown Appendix F. Audit Table v2.xlsx

Dear All,

Thank you for your participation in the first Operational IEA audit conducted on 17 October 2023.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key Walker representatives regarding on-site practices. We also completed a review of the information provided against the IEA Audit Table.

Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

2. Status of Review and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available).

It is noted that given the timing for audit submission to meet the commencement of the Stage 2 operational phase has been exceeded, we will issue the draft report by early December 2023 to meet Condition C43 (G121), which requires audit report submission within 60 days of the site inspection, subject to receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances by mid November 2023.

3. Identified Strengths

Walker has a very organised system and robust record keeping, which greatly assisted our audit.

Walker also manages the implementation of the operation of the building, and has good understanding the requirements of the OEMP and subplans.

During the site audit, Walker demonstrated a good understanding and proactive approach to environmental management and is amenable to suggestions on improvement.

4. Potential non-compliances and opportunities for improvement

- As mentioned during the Audit, Item G118 is considered as a non-compliant because Operational Audit was not conducted within 26 weeks of commencement of Stage 1 of the operational phase (3 March 2023). Can Walker please provide the non-compliance notification in accordance with Items G26 and G27.

- Additionally, further assessment of Item G11 indicates that this item might be considered as a non-compliant because the DPE approval of the Staging Report requires that "students are not to occupy the building until all construction stages have been completed". The commencement of the Stage 1 operation (i.e. student occupying the building) (March 2023) appeared to have been conducted before the Stage 2 and 3 were signed off (commencing June 2023).

Please provide supporting evidence that all construction stages were completed prior to student occupation in March 2023 and/or deviation to the Staging report timeline is acceptable to DPE.

Another possible supporting evidences may include details of the cause of the delay of the Stage 2 sign off, nature of work conducted, and if area of work is isolated from the general public.

Additionally:

- Please provide a complete copy of OC4 dated 3 July 2023. Copy provided to date does not have the drawing that showed the approved area under OC4.
- Please confirm the extent of occupancy from March 2023 to 8 Aug 2023 - Which levels and areas were occupied, which areas were under construction, how the construction area was isolated from the general public.

5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before **mid November 2023** (preferably earlier) to enable inclusion in the Draft Report.

Thank you for your time.

Please do not hesitate to contact myself or Cheryl back if you have any questions.

Sent on behalf of Cheryl Halim, Lead Auditor

Kind Regards,

Cissillia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

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P: +61 (2) 9251 8070

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[geosyntec](#) | [SiREM](#) | [savron](#)

Appendix E Photographs

Photograph Log

Client Name:


Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

Photo Number: G153	Date: 17/10/2023	
Description: Line and marking on BLaKC Drive.		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G155, G174, G235</p>	<p>Date: 17/10/2023</p>	
<p>Description: Landscaping was observed to be completed and in good condition. Irrigation was observed.</p>		

Photograph Log

Client Name:


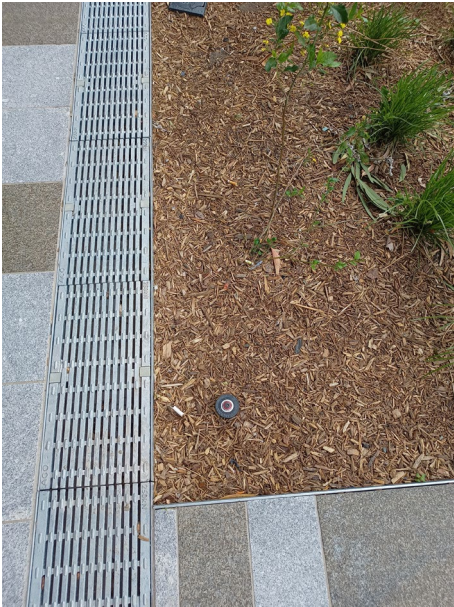

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G155, G174, G235</p>	<p>Date: 17/10/2023</p>	  
<p>Description: Landscaping was observed to be completed and in good condition. Irrigation was observed.</p>		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

Photo Number: G158	Date: 17/10/2023	
Description: Drop off zone.		

Photograph Log

Client Name:





Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G176</p>	<p>Date: 17/10/2023</p>		
<p>Description: Diesel tanks in Basement Level 2.</p>		  	

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G185</p>	<p>Date: 17/10/2023</p>		
<p>Description: Disability access.</p>			
			

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160



Photo Number: G205	Date: 17/10/2023	
Description: Secured parking with boom gate observed.		

Photo Number: G206	Date: 17/10/2023	
Description: Bicycle spaces around the campus.		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G207</p>	<p>Date: 17/10/2023</p>		
<p>Description: Travel information at the Reception area.</p>			

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

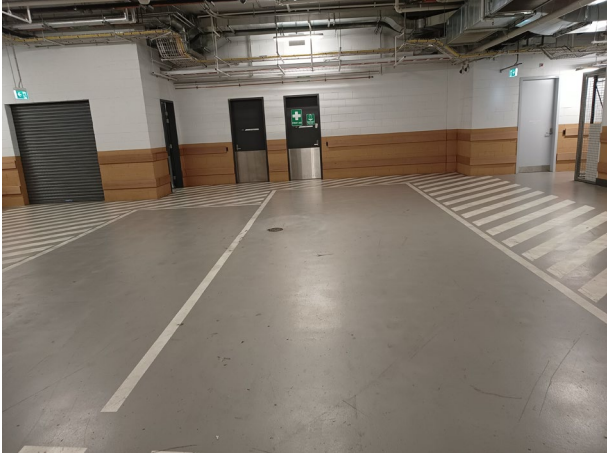
Photo Number: G208	Date: 17/10/2023	
Description: A loading dock to fit one medium rigid vehicle and one small rigid vehicle were observed on Level 1.		

Photo Number: G212	Date: 17/10/2023	
Description: Acknowledgement of Country was observed at the Ground Level Reception area.		

Photograph Log

Client Name:



Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

Photo Number: G213	Date: 17/10/2023		
Description: Yarning Circle on Level 3.			

Photograph Log

Client Name:

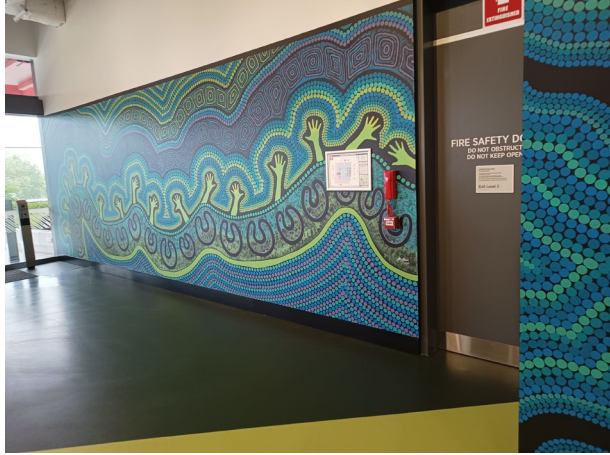

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G215 & G216</p>	<p>Date: 17/10/2023</p>		
<p>Description: Aboriginal art and Wall of Hands in Level 3.</p>			

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

Photo Number: G219	Date: 17/10/2023	
Description: Aboriginal and Torres Strait Island flags in Level 5.		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G223, G226, G232</p>	<p>Date: 17/10/2023</p>		
<p>Description: Waste room in Level 1 basement</p>			

Photograph Log

Client Name:


Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

AU123160

<p>Photo Number: G224</p>	<p>Date: 17/10/2023</p>	
<p>Description:</p> <p>Bins (general waste and recycling) were observed in high traffic areas, food preparation areas and in public domain.</p>		

Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Operation Audit		Compliance Status		
				Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
PART A. Administrative Conditions								
G1	SSD 9831 MOD 3	A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	The Auditor has reviewed the performance measures and criteria in this consent and considers that reasonable and feasible measures have been implemented to prevent or minimise any material harm to the environment. Area for improvement has been identified in the respective conditions and recommendations are provided.				
G2	SSD 9831 MOD 3	A2	The development may only be carried out: (a) in compliance with the conditions of this consent (b) in accordance with all written directions of the Planning Secretary	Conditions in this consent were assessed during this audit. Non-compliances identified were indicated as non-compliance for specific items listed below. 17/10/2023: Interview: - Walker (TC and PP) stated that they have not received any written directions. Geosyntec noted there were a few note/condition from DPE in respond to materials submitted under this SSD. These requirements were assessed in the individual Conditions below.				
			(c) generally in accordance with the EIS, Response to Submissions, and Additional Information provided on 21 January 2021 as amended by Section 4.55(1A) Modification Application (SSD-9831-Mod-3)	The available EIS and RTS are included in the audit table below and assessed individually.				
			The development may only be carried out: (d) in accordance with the approved plans.	17/10/2023: Record Sighted: - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5 Assessed previously and considered compliant. 15/11/2022 Record sighted: - Group DLA (8 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 - Base building interior fit-out ad finishes - Group DLA (16 Aug 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC5a - Landscaping - Group DLA (21 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 - Western Sydney University Internal Fit Out (B2 - Level 9). - Group DLA (24 Oct 2022) Western Sydney University - Bankstown City Campus Crown Certificate CC7 - Updated Fire Engineering Report 17/05/2022: - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate. 9/6/21: - Group DLA (29 April 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1b Basement Structure indicates the design documentation is in accordance with the BCA. 17/11/21: - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.				
G3	SSD 9831 MOD 3	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;	17/10/2023: Interview: - Walker (TC and PP) stated that they have not received any written directions.				
			(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	17/10/2023: Interview: - Walker (TC and PP) stated that they have not received any written directions.				
			(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	17/10/2023: Interview: - Walker (TC and PP) stated that they have not received any written directions.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G4	SSD 9831 MOD 3	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Conditions noted				
G5	SSD 9831 MOD 3	A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development is within 5 year of the issue of the SSD (18 February 2021).				
G6	SSD 9831 MOD 3	A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>17/10/2023: Record Sighted: - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5</p> <p>Assessed previously and considered compliant.</p> <p>15/11/2022 Record sighted: - Group DLA (8 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 - Base building interior fit-out ad finishes - Group DLA (16 Aug 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC5a - Landscaping - Group DLA (21 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 - Western Sydney University Internal Fit Out (B2 - Level 9). - Group DLA (24 Oct 2022) Western Sydney University - Bankstown City Campus Crown Certificate CC7 - Updated Fire Engineering Report</p> <p>17/05/2022: - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate.</p> <p>9/6/21: - Group DLA (29 April 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1b Basement Structure indicates the design documentation is in accordance with the BCA.</p> <p>17/11/21: - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.</p>				
G7	SSD 9831 MOD 3	A7	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>17/10/2023: - Walker (TC & PP) stated that there has been no dispute.</p>				

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G8	SSD 9831 MOD 3	A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval as required (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	This is assessed in items G137, G138, G139, G173, G204, and G218				
G9	SSD 9831 MOD 3	A9	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 satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	17/10/2023: Record Sighted: - Western Sydney University Staging Report (November 2022). - DPE email (ref:SSD-9831-PA-31) 15 December 2022 acknowledged and accepted the Western Sydney University Staging Report dated November 2022. Letter stated: "The Department has carefully reviewed the document and is satisfied that it meets the requirements of the relevant conditions in consent SSD-9831, noting that students are not to occupy the building until all construction stages have been completed." Interview: - Walker (PP & TC) stated that Commencement of Stage 1 Operation was in March 2023 although the Staging report was finalised in November 2022 and the estimated commencement of Stage 1 was December 2022.				
G10	SSD 9831 MOD 3	A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	17/10/2023: Record Sighted: - Western Sydney University Staging Report (November 2022). However it is noted that there was discussion with DPE on 24 November 2022 for report revision. The revised report was to include justification requirements around having a staged operation for this project.. Version dated Nov 2022 was the only copy provided to Geosyntec. The copy appears to have the "Justification" section. (a) Construction was not staged (b) Provided in Section 1 and 5 (c) Provided in Section 3 and Appendix A although Appendix A is not provided to Geosyntec. It is noted that DPE email (ref:SSD-9831-PA-31) 15 December 2022 acknowledged and accepted the Western Sydney University Staging Report dated November 2022. Letter stated: "The Department has carefully reviewed the document and is satisfied that it meets the requirements of the relevant conditions in consent SSD-9831, noting that students are not to occupy the building until all construction stages have been completed." (d) Provided in Section 4				

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G11	SSD 9831 MOD 3	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>17/10/2023:</p> <p>Record Sighted:</p> <ul style="list-style-type: none"> - GroupDLA GDL180335 (16 January 2023) - OC1. - GroupDLA GDL180335.1 (17 February 2023) - OC2. - GroupDLA GDL180335.2 (16 March 2023) - OC3 <p>Demarcated area in the attached plans to OC3 shows that:</p> <ul style="list-style-type: none"> a. OC1 and OC2 cover most of the areas. b. Areas under OC3 (shown in Pink) comprise the car park spaces at Basement 1, Multipurpose Theatre at Ground level, Building Awning at Level 1, Prep Kitchen at Level 3, Balcony at Level 5, external areas/terrace/balcony at Level 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, and 18. c. Areas that were expected to be in the next OC were the external areas at ground floor and the Yarning centre at Level 3. <ul style="list-style-type: none"> - GroupDLA GDL180335.3 (3 July 2023) - OC4. A single page of level 3 demarcated plan was provided separately to Geosyntec, which indicates that the Yarning Centre is the area under OC4. - GroupDLA GDL180335.4 (8 August 2023) - OC5. One demarcated plan attached to OC5 only shows the external areas at ground floor is the area under OC5. <p>- DPE email (ref:SSD-9831-PA-31) dated 15 December 2022 acknowledged and accepted the Western Sydney University Staging Report dated November 2022. Letter stated: "The Department has carefully reviewed the document and is satisfied that it meets the requirements of the relevant conditions in consent SSD-9831, noting that students are not to occupy the building until all construction stages have been completed."</p> <ul style="list-style-type: none"> - Walker Notification of Occupation letter to DPE (2 November 2022) for the (anticipated) Stage 1 commencement on 2 December 2022. - Walker Notification of Occupation letter to DPE (2 May 2023) for the (anticipated) Stage 2 and 3 commencement on 2 June 2023. - Email from Solution Consulting (AS) dated 28 February 2023 to Walker indicate that after 6 March 2023, there will still be work at ground floor auditorium, awning, level 10 to 18, that was targeted to be completed on 15 March 2023. At that time, work at public domain was predicted to be completed on April 2023. The Auditor was informed that University was aware of this arrangement. <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP) 17/10/2023 stated that there was further delay to the commencement of operation. The Stage 1 operation was on 7 March 2023 when student commenced study. - Walker (PP) 17/10/2023 states that there were building defects that delayed the completion of the construction. - Walker (PP) stated, and confirmed in an email to Geosyntec (20 November 2023) that the extent of occupancy from March 2023 to August 2023 was between Ground level to Level 9. Work areas between March 2023 to August 2023 were isolated from general public. 	<p>This condition is considered non-compliant because of the DPE approval of the Staging Report requires that "students are not to occupy the building until all construction stages have been completed". However, the commencement of the Stage 1 operation (i.e. student occupying the building) (March 2023) appeared to have been conducted before the Stage 2 and 3 were signed off. Final Occupation Certificate was issued on 8 August 2023.</p> <p>It is noted that based on the information by Walker, work conducted after building occupation generally comprised defect rectification, and that the construction areas were isolated from general public.</p> <p>No recommendation was made as the final OC has been issued.</p>			
G12	SSD 9831 MOD 3	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.	Condition noted.				
G13	SSD 9831 MOD 3	A13	<p>The Applicant may:</p> <p>(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);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program 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>	<p>17/10/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP and TC) stated that strategy, plan (such as management plan, architectural or design plan) or program required by this consent were not submitted on a staged basis. Plans and strategies were submitted at the beginning of the development, when there was no staging. The staging did not changed the plans. <p>Hence, the previous assessment of plans and submission applies, which were considered to be compliant (see Item G14).</p>				

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G14	SSD 9831 MOD 3	A14	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>Assessed in previous Audits and assessed as compliant. See also A29.</p> <p>2021: - Department acknowledgement of CEMP dated 1 June 2021 15/11/2022 Record sighted: Following CEMP update in November 2022, the updated CEMP was submitted to DP&E and Certifier on 15 November 2022 via project portal and Aconnex. Record of submission sighted.</p> <p>17/05/2022 Record sighted: The following plans were updated within 3 months of the IEA submission: - Acoustic Logic (17 November 2021) Construction Noise and Vibration Management Plan. - Urbis (November 2021) Community Communication Strategy Western Sydney University - Bankstown Campus. - Email DP&E to Walker on the Updated Community Consultation Strategy (28/4/2022) confirming they have no comments. - Email to PCA on submission of Construction Noise Management Plan and Community Consultation Plan dated 16 May 2022.</p> <p>While the updated plans were not submitted to Planning Secretary and/or Certifier within the required timeframe, the plans were updated only to remove redundant/non-applicable items. Therefore, the Auditor considers that this condition has been met.</p>				
G15	SSD 9831 MOD 3	A15	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.	<p>17/10/2023: This item is considered non-triggered as no plan (including management plan, architectural or design plan), or program need to be staged or updated as a result of staging of the Operation.</p>				
G16	SSD 9831 MOD 3	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Current strategies, plans and programs were assessed. Implementation is considered to be aligned with the condition that requires the strategy, plan, program or drawing.				
G17	SSD 9831 MOD 3	A17	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>17/10/2023: Record Sighted: - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5</p> <p>Assessed previously and considered compliant. 15/11/2022 Record sighted: - Group DLA (8 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 - Base building interior fit-out ad finishes - Group DLA (16 Aug 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC5a - Landscaping - Group DLA (21 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 - Western Sydney University Internal Fit Out (B2 - Level 9). - Group DLA (24 Oct 2022) Western Sydney University - Bankstown City Campus Crown Certificate CC7 - Updated Fire Engineering Report</p> <p>17/05/2022: - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate. 9/6/21: - Group DLA (29 April 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1b Basement Structure indicates the design documentation is in accordance with the BCA. 17/11/21: - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.</p>				

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G18	SSD 9831 MOD 3	A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>17/10/2023: Record Sighted: - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5</p> <p>Assessed previously and considered compliant. 15/11/2022 Record sighted: - Group DLA (8 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 - Base building interior fit-out ad finishes - Group DLA (16 Aug 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC5a - Landscaping - Group DLA (21 Feb 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 - Western Sydney University Internal Fit Out (B2 - Level 9). - Group DLA (24 Oct 2022) Western Sydney University - Bankstown City Campus Crown Certificate CC7 - Updated Fire Engineering Report 17/05/2022: - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate. 9/6/21: - Group DLA (29 April 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1b Basement Structure indicates the design documentation is in accordance with the BCA. 17/11/21: - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.</p>				
G19	SSD 9831 MOD 3	A19	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.	Condition noted.				
G20	SSD 9831 MOD 3	A20	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	<p>17/10/2023 Interview: - Walker (TC) stated that they have not received any written directions.</p>				
G21	SSD 9831 MOD 3	A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, on compliance notification, Site audit report and independent auditing.	This was reviewed in the relevant conditions associated with carrying out monitoring and environmental audit.				
G22	SSD 9831 MOD 3	A22	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>17/10/2023 Record sighted: https://wsubankstown.walkercorp.com.au/ provides the following: i. Approved plans ii. Statutory approvals. iii. Approved strategies, plans and programs. iv & v. Post Occupation Mechanical Plant Noise Monitoring and its summary vi. Summary of the current stage is provided. vii. Contact phone number and contact form viii. Complaints register. ix. Previous audit reports and responses are available. x. Walker (PP) stated that no other matter is required by Planning Secretary.</p> <p>Interview: - Walker (TC) stated that they have not received any written directions.</p>				

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G23	SSD 9831 MOD 3	A23	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.	17/10/2023: Interview: - Walker (PP and TC) stated that Walker Facility Management managed the facility. Asset belongs to Walker on a rented land that belongs to the Council. The University leased the property from Walker for 40 years. Therefore, all personnel (including the university personnel) were inducted by Walker and the induction refers to the SSD (if their work relates to SSD and the Condition(s)). This practice will remain the same throughout. A hardcopy of SSD was sighted on site with Site Security.				
G24	SSD 9831 MOD 3	A24	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.	17/10/2023: Interview - Walker (PP and TC) stated that there has been no incident since November 2022.				
G25	SSD 9831 MOD 3	A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	17/10/2023: Interview - Walker (PP and TC) stated that there has been no incident since November 2022.				
G26	SSD 9831 MOD 3	A26	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.	10/11/2023: Record sighted: - Walker letter to DPE (19 October 2023). The letter is a notification of non-compliance to Condition C40 in the SSD 9831. - Lodgement receipt from DPE dated 19 October 2023. Applicable conditions stated in the receipt are A26 and A27 - DPE email reply to Walker dated 27 October 2023 indicate that Walker's non-compliance notification is received, noting that more details will be provided by Walker in response to the IEA report.				
G27	SSD 9831 MOD 3	A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	10/11/2023: Record sighted: - Walker letter to DPE (19 October 2023). The letter includes the SSD number (9831), Condition number (C40) that the development is non-compliant with, details of the non-compliance. The current IEA assessed the operational compliance of all stages of operation against the development consent and the supporting operational management plans.				
G28	SSD 9831 MOD 3	A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	17/10/2023: Interview There was no non-compliance that has been notified as an incident.				
G29	SSD 9831 MOD 3	A29	Within three months of:	17/10/2023 Interview: - Compliance report is due in March 2024 (within 1 year of operation).	This item is considered to be non-triggered as this is the first Operational IEA, and that no incident has occurred and no non-compliance report has been conducted within this Audit period.			
			(a) the submission of a compliance report under condition A32;					
			(b) the submission of an incident report under condition A25;	17/10/2023: Interview: - Walker (PP and TC) stated that there has been no incident since Nov 2022 (last Audit).				
			(c) the submission of an Independent Audit under condition C43;	This is the first Operational IEA.				
			(d) the approval of any modification of the conditions of this consent; or	17/10/2023: - There has been no modification to the (SSD-Mod2) since last audit.				
(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	17/10/2023 Interview: - Walker (TC) stated that they have not received any direction.							

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G30	SSD 9831 MOD 3	A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	17/10/2023 Interview: - Walker (TC) stated that no revisions of plans have been required since the last Audit.				
G31	SSD 9831 MOD 3	A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	17/10/2023 Interview: - Compliance report is due in March 2024 (within 1 year of operation).				
G32	SSD 9831 MOD 3	A32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	17/10/2023 Interview: - Compliance report is due in March 2024 (within 1 year of operation).				
G33	SSD 9831 MOD 3	A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	17/10/2023 Interview: - Compliance report is due in March 2024 (within 1 year of operation).				
G34	SSD 9831 MOD 3	A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	17/10/2023 Interview: - Compliance report is due in March 2024 (within 1 year of operation).				
Part B: Prior to Commencement of Construction								
G35	SSD 9831 MOD 3	B1	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.	This item is not relevant to the Operational Audit.				
G36	SSD 9831 MOD 3	B2	If the construction or operation 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.	This item is not relevant to the Operational Audit.				
G37	SSD 9831 MOD 3	B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	This item is not relevant to the Operational Audit.				
G38	SSD 9831 MOD 3	B4	Prior to the commencement of construction, the plans are to be modified to the satisfaction of the Certifier to reduce the height of the roof over the lift core to a maximum height of 106.78 AHD unless an updated approval is obtained from the Department of Infrastructure, Transport, Cities and Regional Development which permits a height of up to RL107.03.	This item is not relevant to the Operational Audit.				

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G39	SSD 9831 MOD 3	B5	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This item is not relevant to the Operational Audit.				
G40	SSD 9831 MOD 3	B6	Prior to the commencement of construction, the Applicant must:	This item is not relevant to the Operational Audit.				
			(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;					
			(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	This item is not relevant to the Operational Audit.				
			(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	This item is not relevant to the Operational Audit.				
G41	SSD 9831 MOD 3	B7	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works, including the condition of the road reserve (footpath, grass, kerb and gutter and roadway), Civic Drive, Appian Way, the driveway accessing the Bankstown Library and Knowledge Centre (BLaKC), Council's concrete stormwater and recycling tanks to the south and the geothermal bores along the western boundary under the BLaKC driveway, which are adjacent to the property.	This item is not relevant to the Operational Audit.				
G42	SSD 9831 MOD 3	B8	Prior to the commencement of construction, the Applicant must submit to Council, and the Certifier, road pavement condition of designated haul roads between the development site and the State roads recorded on a video. Videos must be provided in a DVD format. The full costs of the Video Survey must be borne by the Applicant.	This item is not relevant to the Operational Audit.				
G43	SSD 9831 MOD 3	B9	Prior to the commencement of earthworks associated with this approval, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B15 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	This item is not relevant to the Operational Audit.				

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G44	SSD 9831 MOD 3	B10	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	This item is not relevant to the Operational Audit.				
			(a) identify people to be consulted during the design and construction	This item is not relevant to the Operational Audit.				
			(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	This item is not relevant to the Operational Audit.				
			(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	This item is not relevant to the Operational Audit.				
G45	SSD 9831 MOD 3	B11	(d) set out procedures and mechanisms:	This item is not relevant to the Operational Audit.				
			(i) through which the community can discuss or provide feedback to the Applicant;					
			(ii) through which the Applicant will respond to enquiries or feedback from the community; and					
			(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.					
G46	SSD 9831 MOD 3	B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting 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.	This item is not relevant to the Operational Audit.				
G47	SSD 9831 MOD 3	B13	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	This item is not relevant to the Operational Audit.				
G48	SSD 9831 MOD 3	B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	This item is not relevant to the Operational Audit.				

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G49	SSD 9831 MOD 3	B15	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and (vii) community consultation and complaints handling;	This item is not relevant to the Operational Audit.				
			(b) an unexpected finds protocol for contamination, asbestos or other unexpected finds and associated communications procedure; and	This item is not relevant to the Operational Audit.				
			(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	This item is not relevant to the Operational Audit.				
G50	SSD 9831 MOD 3	B16	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary	This item is not relevant to the Operational Audit.				
G51	SSD 9831 MOD 3	B17	A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	This item is not relevant to the Operational Audit.				
			(b) be prepared in consultation with Council and TfNSW;	This item is not relevant to the Operational Audit.				
			(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	This item is not relevant to the Operational Audit.				
			(d) detail heavy vehicle routes, access and parking arrangements; and	This item is not relevant to the Operational Audit.				
			(e) detail measures to prohibit construction vehicles from using Civic Drive, the BLaKc driveway, and the Appian Way (excluding areas within the site).	This item is not relevant to the Operational Audit.				

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G52	SSD 9831 MOD 3	B18	A Construction Noise and Vibration Management Plan (CNVMP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	This item is not relevant to the Operational Audit.				
			(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	This item is not relevant to the Operational Audit.				
			(c) describe the measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;	This item is not relevant to the Operational Audit.				
			(d) include strategies that have been developed with the community for managing high noise generating works;	This item is not relevant to the Operational Audit.				
			(e) describe the community consultation undertaken to develop the strategies in condition B18(d);	This item is not relevant to the Operational Audit.				
			(f) include a complaints management system that would be implemented for the duration of the construction; and	This item is not relevant to the Operational Audit.				
			(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.	This item is not relevant to the Operational Audit.				
G53	SSD 9831 MOD 3	B19	The Construction Waste Management Plan (CWMP) must be prepared and address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	This item is not relevant to the Operational Audit.				
			(b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	This item is not relevant to the Operational Audit.				
G54	SSD 9831 MOD 3	B20	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	This item is not relevant to the Operational Audit.				
			(b) describe all erosion and sediment controls to be implemented during construction;	This item is not relevant to the Operational Audit.				
			(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	This item is not relevant to the Operational Audit.				
			(d) detail all off-Site flows from the Site;	This item is not relevant to the Operational Audit.				
			(e) prepared in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; and	This item is not relevant to the Operational Audit.				
			(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	This item is not relevant to the Operational Audit.				

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G55	SSD 9831 MOD 3	B21	A Flood Emergency Response Plan (FERP) must be prepared and must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) and in consultation with the NSW State Emergency Service;	This item is not relevant to the Operational Audit.				
			(b) be generally consistent with the details provided in the Amended DA / RfS;	This item is not relevant to the Operational Audit.				
			(c) address the provisions of the Floodplain Risk Management Guidelines (EESG);	This item is not relevant to the Operational Audit.				
			(d) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	This item is not relevant to the Operational Audit.				
G56	SSD 9831 MOD 3	B22	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network;	This item is not relevant to the Operational Audit.				
			(b) minimise conflicts with other road users;	This item is not relevant to the Operational Audit.				
			(c) minimise road traffic noise; and	This item is not relevant to the Operational Audit.				
			(d) ensure truck drivers use specified routes.	This item is not relevant to the Operational Audit.				
G57	SSD 9831 MOD 3	B23	Prior to the commencement of construction, erosion and sediment controls outlined in the CSWMP must be installed.	This item is not relevant to the Operational Audit.				
G58	SSD 9831 MOD 3	B24	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	This item is not relevant to the Operational Audit.				
G59	SSD 9831 MOD 3	B25	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy (CWTS) to the satisfaction of 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 and to ensure construction workers do not use the nearby ALDI carpark. A copy of the strategy must be submitted to the Planning Secretary for information.	This item is not relevant to the Operational Audit.				
G60	SSD 9831 MOD 3	B26	Prior to the commencement of construction, the Applicant must implement the flood management measures for during construction in the FERP.	This item is not relevant to the Operational Audit.				

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G61	SSD 9831 MOD 3	B27	Prior to installation of mechanical plant and equipment, the Applicant must: (a) carry out additional background noise monitoring and verification to confirm that the Project Trigger Noise Levels (PTNLs) in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young are accurate, and make any adjustment to the PTNLs as necessary; and	This item is not relevant to the Operational Audit.				
			(b) incorporate the noise mitigation recommendations in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Services Report, as amended by the additional monitoring and verification required under (a) above.	This item is not relevant to the Operational Audit.				
G62	SSD 9831 MOD 3	B28	Prior to the commencement of construction and throughout construction, the Applicant must consult with the Aboriginal Community, including Registered Aboriginal Parties, to determine specific requirements and management measures to be used on site during construction.	This item is not relevant to the Operational Audit.				
G63	SSD 9831 MOD 3	B29	Prior to the commencement of landscaping works on the ground level and works within all public domain areas, the Applicant must prepare revised detailed Landscape and Public Domain Plans.	This item is not relevant to the Operational Audit.				

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G64	SSD 9831 MOD 3	B30	The revised plans required by condition B29 must be prepared to the satisfaction of Council prior to the commencement of the works and must:	This item is not relevant to the Operational Audit.				
			(a) include all areas of the site within the area marked '1. UWS Bankstown SSDA scope of works' as shown on page 5 of the 'Appian Way Bankstown VPA Scope of Works' prepared by Aspect Studios and dated 27 November 2020 (excluding all landscaped upper levels / terraces);	This item is not relevant to the Operational Audit.				
			(b) be generally in accordance with the details in the 'Appian Way Bankstown VPA Scope of Works' prepared by Aspect Studios and dated 27 November 2020, as amended by the requirements of this condition;	This item is not relevant to the Operational Audit.				
			(c) incorporate the recommendations of the Pedestrian Wind Environment Study Memo dated 19 January 2021 and prepared by Windtech;	This item is not relevant to the Operational Audit.				
			(d) include the planting of at least 21 trees and demonstrate a minimum of 15 per cent canopy cover within the public domain areas of Appian Way and Rickard Road;	This item is not relevant to the Operational Audit.				
			(e) demonstrate a tree-lined and planted pedestrian-focused streetscape utilising a subsurface vaulted system for in-ground planting in deep-soil and in raised planters where located on-structure with sufficient surface area and soil volume to allow for optimal root growth ;	This item is not relevant to the Operational Audit.				
			(f) detail the location, species, maturity and height at maturity of plants to be planted;	This item is not relevant to the Operational Audit.				
			(g) for ground level and public domain areas, include in-ground tree species that are ornamental natives capable of reaching 20m at maturity, including Corymbia maculata, Eucalyptus crebra, Corymbia citriodora, Brachychiton populneus, Brachychiton acerifolia or equivalent where approved by Council. Acacia longifolia (and other Acacia species (Wattle)), Ficus opposita and Lophostemon conferta must not be planted;	This item is not relevant to the Operational Audit.				
			(h) include tree species that are not suitable for Australian White Ibis birds and include other management techniques in accordance with Council's Australian White Ibis Management Plan;	This item is not relevant to the Operational Audit.				
			(i) include the planting of trees with a pot container of 100 litres or greater;	This item is not relevant to the Operational Audit.				
			(j) provide details to demonstrate that sufficient soil volume, drainage and irrigation will be provided to all plantings to ensure the longevity of those plantings, including detailed plans and cross sections at a scale of 1:20 or 1:50 that demonstrate compliance with the standards described in Section 4P 'Planting on structures' of the Apartment Design Guide;	This item is not relevant to the Operational Audit.				
			(k) demonstrate provision of irrigation / utilisation of passive watering from stormwater runoff and Water Sensitive Urban Design principles;	This item is not relevant to the Operational Audit.				
			(l) demonstrate all public domain works, including kerb, pathway and pedestrian works comply with Council standards;	This item is not relevant to the Operational Audit.				
(m) provide details of maintenance for the first 12 months and replacement of plant loss during the maintenance period; and	This item is not relevant to the Operational Audit.							
(n) incorporate a cabinet or similar structure around the fire boosters to provide suitable screening to the satisfaction of Council.	This item is not relevant to the Operational Audit.							

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
						Compliant	Non-Compliant	Not Triggered
G65	SSD 9831 MOD 3	B31	Prior to the commencement of landscaping works, including works within the upper level terraces, but excluding those identified in condition B29, the Applicant must prepare revised detailed Landscape Plans.	This item is not relevant to the Operational Audit.				
G66	SSD 9831 MOD 3	B32	The revised plans required by condition B31 must be prepared to the satisfaction of Council prior to the commencement of the works and must:	This item is not relevant to the Operational Audit.				
			(a) be generally in accordance with the landscape plans for the upper level terraces at Appendix K of the Amended DA / RfS as amended by the requirements of this condition;	This item is not relevant to the Operational Audit.				
			(b) incorporate the recommendations of the Pedestrian Wind Environment Study Memo dated 19 January 2021 and prepared by Windtech;	This item is not relevant to the Operational Audit.				
			(c) demonstrate a minimum of 5 per cent canopy cover on the podiums and sky terraces;	This item is not relevant to the Operational Audit.				
			(d) detail the location, species, maturity and height at maturity of plants to be planted;	This item is not relevant to the Operational Audit.				
			(e) include species (trees, shrubs and groundcovers) indigenous to the local area;	This item is not relevant to the Operational Audit.				
			(f) demonstrate sufficient planting within the recesses on Levels 3, 8 and 14 along the eastern and northern elevations for urban greenery to be perceptible from the public domain;	This item is not relevant to the Operational Audit.				
			(g) include tree species that are not suitable for Australian White Ibis birds and include other management techniques in accordance with Council's Australian White Ibis Management Plan;	This item is not relevant to the Operational Audit.				
			(h) include the planting of trees with a pot container of 100 litres or greater;	This item is not relevant to the Operational Audit.				
			(i) provide details to demonstrate that sufficient soil volume, drainage and irrigation will be provided to all plantings to ensure the longevity of those plantings, including detailed plans and cross sections at a scale of 1:20 or 1:50 that demonstrate compliance with the standards described in Section 4P 'Planting on structures' of the Apartment Design Guide; and	This item is not relevant to the Operational Audit.				
			(j) provide details of maintenance for the first 12 months and replacement of plant loss during the maintenance period.	This item is not relevant to the Operational Audit.				
G67	SSD 9831 MOD 3	B33	Within six months after the date of this consent, and prior to the commencement of construction of the Public Domain Works, the Applicant must prepare plans to the satisfaction of Council for works to the public domain in the vicinity of the site to provide a drop-off and pick-up zone that would satisfactorily service the likely demand generated by the development.	This item is not relevant to the Operational Audit.				
G68	SSD 9831 MOD 3	B34	Within six months after the date of this consent, and prior to the commencement of construction of the Public Domain Works, the Applicant must enter into an agreement with Council as to how the works would be delivered to ensure completion prior to occupation. The Applicant is responsible for all costs associated with the delivery of the pick-up and drop-off zone, and the funding for delivery of this infrastructure is a requirement of this approval and separate to funding of other public domain works being delivered through the Planning Agreement entered into pursuant to condition C37.	This item is not relevant to the Operational Audit.				

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						Compliant	Non-Compliant	Not Triggered
G69	SSD 9831 MOD 3	B35	Where Council has concerns that the design of the pick-up and drop-off zone required by condition B33 could be insufficient to cater for the demand created by the development, an agreement to monitor the zone and identification of potential remediation measures (such as an enlarged zone or additional facilities in the surrounding public domain or within the site (subject to modification of this approval)) are also to be agreed with Council prior to the commencement of construction of the Public Domain Works.	This item is not relevant to the Operational Audit.				
G70	SSD 9831 MOD 3	B36	Prior to the commencement of construction, an amended flood impact assessment report must be prepared by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent to support the development in conjunction with proposed works in the public domain. The assessment must be carried out generally in accordance with the Flood Assessment Report, Revision 03, prepared by Meinhardt Bonnacci dated 29 July 2020 and must address aspects including but not limited to vegetation, planter beds and seating within the public domain around the WSU development that may cause adverse hydraulic impacts along major overland flow paths.	This item is not relevant to the Operational Audit.				
G71	SSD 9831 MOD 3	B37	Prior to the commencement of construction, the amended flood impact assessment report required by condition B36 must be submitted to the satisfaction of Council and written acceptance of the report from Council 's City Assets Directorate must be provided to the Certifier.	This item is not relevant to the Operational Audit.				
G72	SSD 9831 MOD 3	B38	Prior to the commencement of construction, a certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, or Chartered Structural Engineer (where relevant) must be submitted to the Certifier demonstrating compliance with the following:	This item is not relevant to the Operational Audit.				
			(a) incorporation of and compliance with the recommendations of the updated flood impact assessment report required by condition B36;	This item is not relevant to the Operational Audit.				
			(b) all habitable floor levels must not be constructed less than the nominated floor levels approved under this development consent;	This item is not relevant to the Operational Audit.				
			(c) all electrical connections and flood sensitive equipment must be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard;	This item is not relevant to the Operational Audit.				
			(d) where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations must generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities;	This item is not relevant to the Operational Audit.				
			(e) the basement carpark must be designed to resist floodwater ingress for up to the 1% AEP event. This includes provision of a minimum 150 mm high crest at the basement carpark entry and protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk;	This item is not relevant to the Operational Audit.				
			(f) all structures subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 500 mm freeboard; and	This item is not relevant to the Operational Audit.				
(g) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event.	This item is not relevant to the Operational Audit.							

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G73	SSD 9831 MOD 3	B39	Prior to the commencement of construction, the Applicant must submit detailed design drawings and certificates to the satisfaction of Council's City Assets Directorate. The submission must address the following:	This item is not relevant to the Operational Audit.				
			(a) The footings and foundations of all proposed structures adjacent to any existing and proposed Council and Sydney Water pipelines must extend a minimum depth to the angle of repose to the invert level of the existing stormwater pipe, to ensure that no additional load will be placed on the existing infrastructure.					
			(b) Council and Sydney Water pipelines through and in close proximity to the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);	This item is not relevant to the Operational Audit.				
			(c) A minimum horizontal clearance of 1m must be provided from the outside edges of the existing stormwater pipes to the proposed structures. All setbacks of the proposed structures including eaves of roof from the drainage lines must be shown on the plans submitted;	This item is not relevant to the Operational Audit.				
			(d) Detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and	This item is not relevant to the Operational Audit.				
(e) A Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater pipes and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.	This item is not relevant to the Operational Audit.							
G74	SSD 9831 MOD 3	B40	Prior to the commencement of construction, 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, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	This item is not relevant to the Operational Audit.				
G75	SSD 9831 MOD 3	B41	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier:	This item is not relevant to the Operational Audit.				
			(a) all vehicles must enter and leave the Site in a forward direction;					
			(b) provision of a minimum of 87 on-site car parking spaces for use by staff, students and visitors during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;	This item is not relevant to the Operational Audit.				
			(c) 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, must be in accordance with the latest version of AS 2890.2; and	This item is not relevant to the Operational Audit.				
(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs.	This item is not relevant to the Operational Audit.							

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						Compliant	Non-Compliant	Not Triggered
G76	SSD 9831 MOD 3	B42	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	This item is not relevant to the Operational Audit.				
G77	SSD 9831 MOD 3	B43	Prior to the commencement of the fit-out works, details must be provided to the satisfaction of Council demonstrating designs for digital art creative solutions mounted on the eastern face of the building core within The Appian Way lobby.	This item is not relevant to the Operational Audit.				
G78	SSD 9831 MOD 3	B44	Prior to commencement of construction, a Plan of Management developed in consultation with Council must be prepared that details security measures incorporated in the building, including CCTV internally and externally with a minimum storage capacity of 28 days.	This item is not relevant to the Operational Audit.				
Part C - During Construction								
G79	SSD 9831 MOD 3	C1	A site notice(s):	This item is not relevant to the Operational Audit.				
			(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	This item is not relevant to the Operational Audit.				
			(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	This item is not relevant to the Operational Audit.				
			(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	This item is not relevant to the Operational Audit.				
			(d) the approved hours of work, the name of the 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; and	This item is not relevant to the Operational Audit.				
(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	This item is not relevant to the Operational Audit.							
G80	SSD 9831 MOD 3	C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	This item is not relevant to the Operational Audit.				
G81	SSD 9831 MOD 3	C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	This item is not relevant to the Operational Audit.				

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						Compliant	Non-Compliant	Not Triggered
G82	SSD 9831- SSD 9831 MOD 3	C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 5pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> <p>(a) Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(i) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(ii) between 6pm and 10pm, Mondays to Fridays inclusive for internal works and use of hoist H2;</p> <p>(iii) between 8am and 5pm, Saturdays.</p> <p>(iv) between 6pm and 10pm, Saturdays for internal works and use of hoist H2;</p> <p>(v) between 8am and 5pm, Sundays and public holidays for internal works and use of hoist H2;</p> <p>(b) No work may be carried out on Sundays or public holidays, except as provided by condition C4(a)(v).</p> <p>(c) Internal works and the use of hoist H2 can only be conducted during the extended hours outlined in condition C4(a)(ii), (iv) and (v), provided that:</p> <p>(i) the façade is entirely closed during the extended construction hours and is constructed in accordance with the recommendations of Extended Construction Hours at Western Sydney University, Bankstown Noise and Vibration Assessment (document number: 20210258.4/0906A/R4/GW), prepared by Acoustic Logic and dated 09/06/2022;</p> <p>(ii) no external construction works are to be conducted during the extended construction hours;</p> <p>(iii) deliveries for the internal works are undertaken during the approved construction hours in condition C4(a)(i) and C4(a)(iii); and</p> <p>(iv) a 24-hour complaints phone number is established and advertised on the project website. The Applicant must respond to and address any complaints received. Should noise complaints be received and the complaint(s) be substantiated by the Department, the construction work occurring during the extended hours must cease until attenuation works are carried out. Works within the extended hours must not commence until compliance with the relevant noise conditions has been established.</p> <p>(d) The Planning Secretary may suspend works within the extended hours</p>	This item is not relevant to the Operational Audit.				
G83	SSD 9831 MOD 3	C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works</p>	This item is not relevant to the Operational Audit.				
				This item is not relevant to the Operational Audit.				
				This item is not relevant to the Operational Audit.				

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						Compliant	Non-Compliant	Not Triggered
G84	SSD 9831 MOD 3	C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This item is not relevant to the Operational Audit.				
G85	SSD 9831 MOD 3	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday;	This item is not relevant to the Operational Audit.				
			(b) 2pm to 5pm Monday to Friday; and	This item is not relevant to the Operational Audit.				
			(c) 9am to 12pm, Saturday.	This item is not relevant to the Operational Audit.				
G86	SSD 9831 MOD 3	C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSWMP, FERP, CWTS, Driver Code of Conduct and Community Communication Strategy.	This item is not relevant to the Operational Audit.				
G87	SSD 9831 MOD 3	C9	All construction vehicles (excluding site personnel vehicles) must 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.	This item is not relevant to the Operational Audit.				
G88	SSD 9831 MOD 3	C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	This item is not relevant to the Operational Audit.				
			(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.	This item is not relevant to the Operational Audit.				
G89	SSD 9831 MOD 3	C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	This item is not relevant to the Operational Audit.				
G90	SSD 9831 MOD 3	C12	The Appian Way must remain open for general public vehicles and pedestrians during construction and can only be closed to vehicles once the Public Domain Works commence.	This item is not relevant to the Operational Audit.				
G91	SSD 9831 MOD 3	C13	Any closure of The Appian Way must be undertaken after appropriate consultation with Council, with a notification period of no less than 28 days prior to commencement of relevant works.	This item is not relevant to the Operational Audit.				
G92	SSD 9831 MOD 3	C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	This item is not relevant to the Operational Audit.				
G93	SSD 9831 MOD 3	C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding area outside of the construction hours of work outlined under condition C4.	This item is not relevant to the Operational Audit.				
G94	SSD 9831 MOD 3	C16	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.	This item is not relevant to the Operational Audit.				

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						Compliant	Non-Compliant	Not Triggered
G95	SSD 9831 MOD 3	C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	This item is not relevant to the Operational Audit.				
G96	SSD 9831 MOD 3	C18	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 C17.	This item is not relevant to the Operational Audit.				
G97	SSD 9831 MOD 3	C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Planning Secretary.	This item is not relevant to the Operational Audit.				
G98	SSD 9831 MOD 3	C20	For the duration of the construction works: (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 (b) all street trees / public domain trees immediately adjacent to the proposed works must be protected at all times during construction in accordance with Council's tree protection requirements and in accordance with the recommendations of the Arborist Report dated 11 June 2019 prepared by Archerfield Partners. Any tree which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	This item is not relevant to the Operational Audit.				
G99	SSD 9831 MOD 3	C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This item is not relevant to the Operational Audit.				
G100	SSD 9831 MOD 3	C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	This item is not relevant to the Operational Audit.				
G101	SSD 9831 MOD 3	C23	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, must be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	This item is not relevant to the Operational Audit.				

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G102	SSD 9831 MOD 3	C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	This item is not relevant to the Operational Audit.				
			(b) keep accurate records of the volume and type of fill to be used; and	This item is not relevant to the Operational Audit.				
			(c) make these records available to the Certifier upon request	This item is not relevant to the Operational Audit.				
G103	SSD 9831 MOD 3	C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	This item is not relevant to the Operational Audit.				
G104	SSD 9831 MOD 3	C26	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.	This item is not relevant to the Operational Audit.				
G105	SSD 9831 MOD 3	C27	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	This item is not relevant to the Operational Audit.				
			(a) be designed by a suitably qualified and experienced person(s);	As above				
			(b) be generally in accordance with the conceptual design in the Amended DA and Response to Submissions;	As above				
			(c) be in accordance with applicable Australian Standards; and	As above				
			(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines	As above				
G106	SSD 9831 MOD 3	C28	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.	This item is not relevant to the Operational Audit.				
G107	SSD 9831 MOD 3	C29	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. 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. Works may only recommence with the written approval of Heritage NSW.	This item is not relevant to the Operational Audit.				
G108	SSD 9831 MOD 3	C30	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.	This item is not relevant to the Operational Audit.				
G109	SSD 9831 MOD 3	C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	This item is not relevant to the Operational Audit.				

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G110	SSD 9831 MOD 3	C32	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.	This item is not relevant to the Operational Audit.				
G111	SSD 9831 MOD 3	C33	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.	This item is not relevant to the Operational Audit.				
G112	SSD 9831 MOD 3	C34	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.	This item is not relevant to the Operational Audit.				
G113	SSD 9831 MOD 3	C35	Under awning lighting must be recessed into the soffit of the awning and must meet luminance levels for pedestrians required by AS 1158, 'Lighting for roads and public places', and use Australian Standard for Amenity Lighting 'P' and 'V' category, and artwork 'effect' lighting.	This item is not relevant to the Operational Audit.				
G114	SSD 9831 MOD 3	C36	The Applicant must ensure that all other external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This item is not relevant to the Operational Audit.				
G115	SSD 9831 MOD 3	C37	Within six months after the date of this consent, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a Planning Agreement (PA) with the Council in accordance with: (a) Division 7.1 of Part 7 of the EP&A Act; and	This item is not relevant to the Operational Audit.				
			(b) the terms of the offer in the letter dated 30 November 2020 from Walker Bankstown Developments Pty Ltd to the Council.	This item is not relevant to the Operational Audit.				
G116	SSD 9831 MOD 3	C38	If the Applicant and Council do not enter into a PA within six months after the date of this consent: (a) the parties must, in good faith, do all things reasonably necessary to expedite finalisation of the PA; and	This item is not relevant to the Operational Audit.				
			(b) the Applicant must provide to Council a bond equalling the Total Contribution Value in the terms of the offer in the letter dated 30 November 2020 from Walker Bankstown Developments Pty Ltd to the Council and the bond must be returned to the Applicant on the execution of the PA.	This item is not relevant to the Operational Audit.				
G117	SSD 9831 MOD 3	C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	DPE approval for Operational Audit team was provided in a letter dated 13 October 2023.				

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G118	SSD 9831 MOD 3	C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This Audit is conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020) based on the final Occupation Certificate (8 August 2023). However, during Audit, Geosyntec noted that the Audit was conducted more than 26 weeks of the commencement of the Stage 1 operation (March 2023). Record sighted: - Walker letter to DPE (19 October 2023). The letter is a notification of non-compliance to Condition C40 in the SSD 9831. - Lodgement receipt from DPE dated 19 October 2023. Applicable condition stated in the receipt are A26 and A27 - DPE email reply to Walker dated 27 October 2023 indicate that Walker's non-compliance notification is received, noting that more detail will be provided by Walker in response to the IEA report.	This item is considered non-compliant because this Operational Audit was conducted more than 26 weeks of the commencement of the Stage 1 operation (March 2023). It is noted that a final construction audit was not conducted within 26 weeks of the last construction audit (20 December 2022), noting that the final OC was obtained on 8 August 2023). Recommendation: Future operational audits prior to cessation must be conducted within 3 years of the current audit or as directed by Planning Secretary			
G119	SSD 9831 MOD 3	C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	17/10/2023 Interview: - Walker stated that no Planning Secretary request was received.				
G120	SSD 9831 MOD 3	C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	17/10/2023 Record sighted: - Walker (10 January 2023) Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Independent Environmental Audit provides a summary and response to the 4th Geosyntec IEA.				
				17/10/2023 Record sighted: - Walker submission to DPE (10 January 2023). - DPE letter (23 January 2023) acknowledging submission.				
				17/10/2023: Record Sighted: - Dropbox time stamp linked to the project website showed that both report and response were uploaded on 12 January 2023.				
G121	SSD 9831 MOD 3	C43	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 (2020), unless otherwise agreed by the Planning Secretary.	17/10/2023 Record sighted: - Walker submission to DPE (10 January 2023)c - DPE letter (23 January 2023) acknowledging submission				
G122	SSD 9831 MOD 3	C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	This is the first Operation Audit. This condition is not yet applicable				
Part D - Prior to Commencement of Operation								
G123	SSD 9831 MOD 3	D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	17/10/2023 Record sighted: - Walker Notification of Occupation letter to DPE (2 November 2022) for the (anticipated) Stage 1 commencement on 2 December 2022. - Walker Notification of Occupation letter to DPE (2 May 2023) for the (anticipated) Stage 2 and 3 commencement on 2 June 2023.				
G124	SSD 9831 MOD 3	D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	17/10/2023 Record sighted: - Email correspondence from GroupDLA to Built (16 February 2023) confirming that Condition D2 is met. - CGS Façade Engineering and Yuanda Australia External Wall System Disclosure Certificates (Installation) dated 15 February 2023				
G125	SSD 9831 MOD 3	D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	17/10/2023 Record Sighted: - Email from DPE to Walker (16 January 2023) for receipt of documents related to Conditions D2 and D3.				

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G126	SSD 9831 MOD 3	D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report must: a) ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	17/10/2023 Record sighted: - TTW (3/2/2023) Post-Construction Dilapidation Report, Western Sydney University Bankstown - Adjacent Public Domain Areas. This report includes public domain areas, public roads surrounding the site, Paul Keating Park, external areas of the Bankstown Civic Tower, and Bankstown Library & Knowledge Centre. Items assessed includes building elevations, surrounding grounds and exterior landscape features.		Compliant	Non-Compliant	Not Triggered
			b) be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	17/10/2023 Record sighted: - Group DLA (10/2/2023) Aconex confirming that item D4 is closed. - Group DLA (27/7/2023) Post-Construction Dilapidation Report, confirming Condition D4 is closed. Confirmation from relevant authority is not sighted but Walker (TC) stated there was confirmation from relevant authority.				
			c) be forwarded to Council.	17/10/2023 Record sighted: - Email from Walker to Council (7 August 2023) providing CCTV and dilapidation report. - Email from Walker to Council (27 July 2023) providing a copy of the post-dilapidation report. - Follow up email to Council (16 and 21 November 2023) for confirmation of the sign-off.				
G127	SSD 9831 MOD 3	D5	Prior to commencement of operation, a post-construction CCTV report on the Council's infrastructure through the proposed development site must be submitted to Council.	17/10/2023 Record sighted: - Email from Walker to Council (7/8/2023) providing CCTV and dilapidation report. - Email from Council to Walker (8/8/2023) stating this matter was closed.		Compliant	Non-Compliant	Not Triggered
G128	SSD 9831 MOD 3	D6	Prior to commencement of operation, a post-construction CCTV report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) must assess the condition of the existing drainage line adjacent to the site and submit to, and be accepted by, Council's City Assets Directorate.	17/10/2023 Record sighted: - Email from Walker to Council (27/7/2023): Appian Way Public Domain - Condition D6 - CCTV of existing culvert. - Email from Council (8/8/2023) stating this matter was closed.		Compliant	Non-Compliant	Not Triggered
G129	SSD 9831 MOD 3	D7	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report for designated haul roads at the completion of construction. This report must be submitted to Council, and the Certifier, and must include road pavement conditions of designated haul roads post development between the development site and the State roads recorded on a video. Videos must be provided in a DVD format. The full costs of the Video Survey must be borne by the developer.	17/10/2023 Record sighted: - Email from Walker to Council (7/8/2023) providing CCTV and dilapidation report. - Email from Council to Walker (8/8/2023) stating this matter was closed.		Compliant	Non-Compliant	Not Triggered
G130	SSD 9831 MOD 3	D8	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	17/10/2023 Interview: - Walker (TC & PP) stated that no repairs have taken place, noting that the public domain is covered under a separate DA. This condition is considered to be not triggered.		Compliant	Non-Compliant	Not Triggered

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G131	SSD 9831 MOD 3	D9	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	17/10/2023 Interview: - Walker (TC & PP) stated that no repairs have taken place, noting that the public domain is covered under a separate DA. This condition is considered to be not triggered.				
G132	SSD 9831 MOD 3	D10	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development must be met in full by the Applicant.	17/10/2023 Interview: - Walker (TC & PP) stated that no repairs have taken place, noting that the public domain is covered under a separate DA. This condition is considered to be not triggered.				
G133	SSD 9831 MOD 3	D11	Prior to occupation, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority must be registered on title of Lot 15, DP 1256167 and can only be revoked, varied or modified with the consent of the Council.	17/10/2023 Record Sighted: - Letter from Land Registry Services (20 December 2022) states that "The Plan was registered on 20/12/2022 Plan Number DP129051". Assessed previously and considered as Compliant. 15/11/2022: Record sighted: - Council email (2 November 2022) to Walker confirmed that public access easement on ground level of Western Sydney University site has been signed by the Council CEO.				
G134	SSD 9831 MOD 3	D12	The easement or covenant required by condition D11, must provide for pedestrian access or right of way to publicly accessible areas at ground level around the site, including the footpath on the western side of the building.	15/11/2022: Record sighted: - Council email (2 November 2022) to Walker confirmed that public access easement on ground level of Western Sydney University site has been signed by the CEO. - Lyons (23 November 2021) Drawing No: A30-03 shows the pedestrian access.				
G135	SSD 9831 MOD 3	D13	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Assessed previously and considered as Compliant. 15/11/2022: Record sighted: - Sydney Water (7 July 2021) certificate under Div 9 Sec 73 of Sydney Water Act 1994 (Case No: 189582V2) states that water and sewerage facility are available.				
G136	SSD 9831 MOD 3	D14	Prior to the commencement of operation, works-as-executed drawings in both hard and soft copies (AutoCAD, CivilCAD, Civil 3D, 12D or any other commercially used program) signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to, and accepted by Council in writing, with any rectifications required by Council to be completed. The Works-as-Executed Plans must note all departures clearly in red on a copy of the approved Construction Certificate drawings, and certification from a suitably qualified Civil Engineer must be submitted to support all variations from the approved plans.	17/10/2023: Record sighted: - Council email to Walker (13 January 2023) Re: WSU Bankstown - Condition D14 - Works As Executed Plans - Council Concurrence (13.01.23), states that " There are no notable discrepancies between the proposed stormwater design and the WAE apart from some minor reductions in grade in certain pipe sections (0.81% designed vs. 0.41% constructed). This is primarily to do with the stormwater system servicing the WSU building which connects to the existing pit which then discharges into Council/Sydney Water's trunk systems. Assets Planning Unit provides no objection to the plans provided, and can note this as our concurrence."				

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G137	SSD 9831 MOD 3	D15	Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:	17/10/2023 Record sighted - DPE email confirming submission (7 October 2022). Assessed previously: 15/11/2022: Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan, Section 1, 2, 8.		Compliant	Non-Compliant	Not Triggered
			(a) be prepared by a suitably qualified traffic consultant in consultation with City of Canterbury Bankstown Council and (Sydney Coordination Office) Transport for NSW;					
			(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	Assessed previously: 15/11/2022: Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - Sections 1.2 & 1.7, 4.6.2, 7.				
			(c) include specific tools and actions to help achieve the objectives and mode share targets;	Assessed previously: 15/11/2022: Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - Sections 3, 4.				
			(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;	Assessed previously: 15/11/2022: Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - Sections 5.				
			(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the	Assessed previously: 15/11/2022: Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - Sections 6 .				
			(f) include strategies to encourage students to utilise The Appian Way to the Mall and deter unsafe movement across Jacobs Street, including provisions promoting safe movement across Jacobs Street at crossings and signalised intersections; and	Assessed previously: 15/11/2022 Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - The Appian Way will be for pedestrian only.				
	(g) include consideration of incorporating car share and carpooling parking spaces in the basement carpark.	Assessed previously: 15/11/2022 Record sighted: - ARUP (30 June 2022) Western Sydney University Bankstown City Campus Green Travel Plan - Section 3.						
G138	SSD 9831 MOD 3	D16	Prior to the commencement of operation, the Applicant must consult with Registered Aboriginal Parties about the potential of interpretation of the Aboriginal history and cultural heritage values of the Bankstown area on the site.	17/10/2023 Interview: - Walker (PP & TC) stated that the University has additional Aboriginal representative contacts that were contacted. However they were not part of the RAP. RAP contact were assessed previously and there was no more contact required. Previous assessment: 15/11/2022 Record sighted: - Meeting minutes by Urbis. - Email from Urbis to Walker dated 10 November 2022 regarding consultation.		Compliant	Non-Compliant	Not Triggered

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G139	SSD 9831 MOD 3	D17	The Applicant must submit a Heritage Interpretation Plan based on the above consultation to the satisfaction of the Planning Secretary. The plan must:	17/10/2023 Record sighted - DPE email confirming submission (7 October 2022). Assessed previously: 15/11/2022: Record sighted: - Urbis (10 November 2022) Heritage Interpretation Plan, Western Sydney University, Bankstown Campus.				
			(a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW and Council;	Assessed previously: 15/11/2022: Record sighted: - Urbis (10 November 2022) Heritage Interpretation Plan, Western Sydney University, Bankstown Campus, Section 4.7.7.				
			(b) include provision for naming elements within the development that acknowledges the site's heritage; and	Assessed previously: 15/11/2022: Record sighted: - Urbis (10 November 2022) Heritage Interpretation Plan, Western Sydney University, Bankstown Campus.				
			(c) incorporates interpretive information on the site.	Assessed previously: 15/11/2022: Record sighted: - Urbis (10 November 2022) Heritage Interpretation Plan, Western Sydney University, Bankstown Campus.				
G140	SSD 9831 MOD 3	D18	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	17/10/2023 Record Sighted - Climatech NSW Pty Ltd (3 Nov 2023) certificate states that D18, D19, D26 is met. - Submission to GroupDLA by Built (13 March 2023) as part of OC3				
			(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and					
			(b) any dispensation granted by Fire and Rescue NSW.					
G141	SSD 9831 MOD 3	D19	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment and as required by condition B27.	17/10/2023 Record Sighted - Climatech NSW Pty Ltd (3 Nov 2023) certificate states that D18, D19, D26 is met. - Submission to GroupDLA by Built (13 March 2023) as part of OC3				

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G142	SSD 9831 MOD 3	D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <p>a) the provision of 56 staff and 80 visitor/student bicycle parking spaces on the site and 20 spaces in the public domain adjacent to the site;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p>	<p>17/10/2023: Record sighted: - Approved drawing DA30-01 to 03 listed the following bicycle parking: 56No. at level B1, 42No.at B1, 38No. at Ground floor, 20No. at Ground floor (PUBLIC DOMAIN), Total 156. - Group DLA email to Built and Walker (13 and 16 January 2023) states: "Confirming item 4 & D20 closed out" and "Confirming accepted". - ARUP (13 and 16 January 2023) Western Sydney University Bankstown City Campus (SSD-9831) – Interim Occupancy Certificate for Traffic Engineering Services – (OC1) states that ", all car parking, bicycle, access arrangements were found to comply with the approved final arrangements and the Basement Demarcation Plans A30-03 provided to Arup on the 13 November 2022 and A33-01 and A33-02 provided to Arup on the 9 November 2022 by BOJV." ' There are two areas that will not be included and signed off as part of Interim OC, including: A. The north-western corner of the site on the ground level along Rickard Road, this area includes 12 visitor bike parking spaces." "These areas will be signed off in OC2." Document also states that "The layout of the bike parking was different to the following standard: Part 3: Bicycle parking facilities (AS 2890.3:2015)" " The bicycle parking layout within the development has been installed by C&H Group, the stacked parking was supplied by Five At Heart and the vertical hanging parking was supplied by Bicycle Network, who have both certified the layout as per their specification and advice provided during the design to meet AS2890.3 requirements. This includes the reduction in spacing between bike racks to 400mm. Six double stacked bike parking spaces are provided with aisle widths below the 2000mm required width in AS2890.3:2015. This deficiency is localised and to a maximum of 200mm. Use of these spaces as intended has been observed with the reduced width and meet the intent of their installation." - Arup (16 March 2023) Western Sydney University Bankstown City Campus (SSD-9831) – Occupancy Certificate for Traffic Engineering Services – (OC2). it is stated that "This Occupation Certificate (OC) covers remaining specific areas of the ground level and basement level 1, which include: A. The north-western corner of the site on the ground level along Rickard Road, this area includes 12 visitor bike parking spaces." Interview: - Walker (TC and PP) stated that the Council had requested to reduced 26 bicycle park at the public domain (20 at Appian Way and 6 behind the UWS building) to facilitate pedestrian space and movements. This reduction is equal to approximately 15% of the total bicycle rack in the approved plans. Correspondence is not sighted. However, Council was contacted again on 20 November 2023 for this matter and the Council mentioned no comment or matter in relation to the number of bicycle racks provided at the public domain. Walker (PP) stated that should additional bicycle spaces are to be installed in accordance with the Consent, endorsement from Canterbury Bankstown Council is needed. Observation: - Bicycle parking spaces observed within the basement parking area and outside building (20 within public domain behind the UWS building). - Bicycle lane was observed on footpath on Rickard Road, which enters the building through BLAKC.</p>	<p>While the number of bicycle parking spaces in the public domain area were reduced from the numbers listed in this condition, it is noted that a separate DA is now available for the public domain, which is outside this SSD. Therefore, this condition has been recorded as compliant for the purpose of the bicycle parking present within the boundary of this audit.</p>	Compliant	Non-Compliant	Not Triggered
			<p>c) the provision of end-of-trip facilities for staff; and</p>	<p>17/10/2023: Record sighted: - Group DLA email to Built and Walker (13 and 16 January 2023) states : "Confirming item 4 & D20 closed out" and "Confirming accepted" - ARUP (13 and 16 January 2023) Western Sydney University Bankstown City Campus (SSD-9831) – Interim Occupancy Certificate for Traffic Engineering Services – (OC1) states that the site was also compliant with of SSDA-9831conditions Item D20: Bicycle Parking and End-of-Trip Facilities Observation - End-of-trip facilities were observed.</p>	<p>This item was considered to be non-triggered as the need for way-finding signage has been removed by Council (noting that Walker states that Council has taken this responsibility).</p>			
			<p>d) appropriate pedestrian and cyclist advisory signs.</p>	<p>17/10/2023: Record sighted: - Group DLA email to Built and Walker (13 and 16 January 2023) states : "Confirming item 4 & D20 closed out" and "Confirming accepted". - Planning Agreement between Canterbury Bankstown Council and Walker (23/6/2021) attached the Public Domain Works Clarifications & Exclusions Schedule. This includes agreement for Walker to provide. wayfinding and signage to a value of \$50,000. - Walker (14/2/2023) Memorandum WSU Bankstown - Public Domain VPA Revised Position & Agreement, which provides a deletion for wayfinding and signage (-\$50,000). - Walker (13/2/2023) WSU Bankstown City Campus Public Domain VPA Works Provisional Sum Adjustment No. 03 - Signage and Wayfinding.</p>				

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G143	SSD 9831 MOD 3	D21	All works/regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority.	This condition is noted.				
G144	SSD 9831 MOD 3	D22	Prior to the commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	<p>17/10/2023: Observation: - Interim Fire Safety Certificate in the building at Ground floor.</p> <p>Record sighted: - Final Fire Safety Certificate for Lot 15 DP1256167 (24 July 2023) - Group DLA email to Built and Walker (29 July 2023) states that " Confirming items 3, 6, 8, 9, 10, D4, D8-10, D22 are closed out". - Following the site visit, photo and video were provided by Walker; showing the new location of Fire Safety Certificate which is located next to the receptionist desk. The Fire Certificate shown is the final certificate dated 24 July 2023.</p> <p>The following Fire Safety Certificates were listed in OCs: - Fire Safety Certificate issued by James Hamilton of Built Pty Ltd, dated 07/12/2022 listed in OC1 (GDL180335 dated 16/1/2023), OC2, OC3, OC4, and OC5. Fire Safety Certificate issued by James Hamilton of Built Pty Ltd, dated 07/02/2023 listed in OC2 (GDL180335.1 dated 17/2/2023), OC3, OC4, and OC5. - Fire Safety Certificate issued by James Ian Hamilton of Built, dated 02/03/2023 listed in OC3 (GDL180335.2, dated 16/03/2023), OC4, and OC5.</p>				
G145	SSD 9831 MOD 3	D23	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	<p>17/10/2023: Record sighted: - TTW (16 December 2023) letter to Group DLA Structural Inspection for OC1. The structural design Certificates are attached to the letter - TTW (23 January 2023) letter to Group DLA Structural Inspection for OC2. Letter states "work conform with the intent of the design and conveyed by structural drawing" - Structural design Certificates TTW CC1a, CC1b, CC1c, CC1d, CC2b, CC2d. - GroupDLA GDL180335 (16 January 2023) - OC1 and GroupDLA GDL180335.1 (17 February 2023) - OC2 listed the documents listed above. - GroupDLA email to Built and Walker (10 February 2023) states that item D23 is accepted and closed. - GroupDLA GDL180335.2 (16 March 2023) - OC3. OC3 listed the following: - Structural Inspection Certificate for Tensile Mesh Vertical and Horizontal Support Frame issued by Sam Ebeid of E. A. & Associates Consulting Engineers Pty Ltd, dated 13/03/2023 - Installation Certificate for Structural Masonry issued by Philip Staples of Fugen Holdings (Aust) Pty Ltd, dated 10/01/2023 - Installation Certificate for Structure Fire Rating and Concrete Construction issued by De Martin & Gasparini Pty Ltd, dated 12/01/2023 - GroupDLA GDL180335.3 (3 July 2023) - OC4 and GroupDLA GDL180335.4 (8 August 2023) - OC5 has all the Structural Inspection/certification listed above. - DPE Post Approval Form for Structural Certificate and Final drawing in accordance with condition D23 that was lodged on 21 November 2023. - Walker email to the Council representative (DS) (27 November 2023).</p>				
G146	SSD 9831 MOD 3	D24	Prior to the commencement of operation, the Applicant must obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	<p>17/10/2023: Interview and observation: - Walker (TC) stated that "This item is not triggered as the kitchen, food storage and food prep areas have not yet been delivered. The ground floor retail spaces were delivered as cold shell premises to accommodate fit-outs for future retail tenants. Therefore, this is not required. " - Geosyntec noted that there is no commercial kitchen activity (retail kitchen, restaurant or cafe) on site yet.</p>				

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G147	SSD 9831 MOD 3	D25	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) must be submitted to the satisfaction of the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices;	17/10/2023: Record sighted: - Warren Smith (6 December 2022) Civil Engineering Services Western Sydney University Bankstown City Campus Stormwater Quality Management Plan. Item provided in Section 3 and 4. - Built (6/12/2022) Aconex on submission on items for D25 to GroupDLA. - GroupDLA (7/12/2022) Aconex stating that Item D25 has been closed out.		Compliant	Non-Compliant	Not Triggered
			(b) record and reporting details;	17/10/2023: Record sighted: - Warren Smith (6 December 2022) Civil Engineering Services Western Sydney University Bankstown City Campus Stormwater Quality Management Plan. Item provided in Section 4.2				
			(c) relevant contact information; and	17/10/2023: Record sighted: - Warren Smith (6 December 2022) Civil Engineering Services Western Sydney University Bankstown City Campus Stormwater Quality Management Plan. Item provided in Section 7.1				
			(d) Work Health and Safety requirements.	17/10/2023: Record sighted: - Warren Smith (6 December 2022) Civil Engineering Services Western Sydney University Bankstown City Campus Stormwater Quality Management Plan. Item provided in Section 5				
G148	SSD 9831 MOD 3	D26	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	17/10/2023: Record sighted: - Boone & Willard (13/12/2022) Installation Certificate Hydraulic Services for hydraulic works, stating compliance to D26. - Boone & Willard (11/1/2023) Installation Certificate Mechanical Services, stating compliance to D26. Unable to sight particular compliance to Public Health Act 2010, Public Health Regulation 2012 and AS/NZS 3666.2:2011. - Climatech NSW Pty Ltd (3 Nov 2023) certificate states that D18, D19. D26 is met		Compliant	Non-Compliant	Not Triggered
G149	SSD 9831 MOD 3	D27	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	17/10/2023: Record sighted: - Installation Certificate Electrical Services, which includes lighting compliance to AS 4282-2019.		Compliant	Non-Compliant	Not Triggered
			(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	17/10/2023: Record sighted: - Installation Certificate Electrical Services, which includes lighting compliance to AS 4282-2019.				
G150	SSD 9831 MOD 3	D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	17/10/2023: Record sighted: - Planning Agreement between Canterbury Bankstown Council and Walker (23/6/2021) attached the Public Domain Works Clarifications & Exclusions Schedule. This includes agreement for Walker to provide. wayfinding and signage to a value of \$50,000. - Walker (14/2/2023) Memorandum WSU Bankstown - Public Domain VPA Revised Position & Agreement, which provides a deletion for wayfinding and signage (-\$50,000). - Walker (13/2/2023) WSU Bankstown City Campus Public Domain VPA Works Provisional Sum Adjustment No. 03 - Signage and Wayfinding.	This item was considered to be non-triggered as the need for way-finding signage has been removed by Council (noting that Walker states that Council has taken this responsibility).			Not Triggered
G151	SSD 9831 MOD 3	D29	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	17/10/2023: Record sighted: - Planning Agreement between Canterbury Bankstown Council and Walker (23/6/2021) attached the Public Domain Works Clarifications & Exclusions Schedule. This includes agreement for Walker to provide. wayfinding and signage to a value of \$50,000. - Walker (14/2/2023) Memorandum WSU Bankstown - Public Domain VPA Revised Position & Agreement, which provides a deletion for wayfinding and signage (-\$50,000). - Walker (13/2/2023) WSU Bankstown City Campus Public Domain VPA Works Provisional Sum Adjustment No. 03 - Signage and Wayfinding.	This item was considered to be non-triggered as the need for way-finding signage has been removed by Council (noting that Walker states that Council has taken this responsibility).			Not Triggered

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G152	SSD 9831 MOD 3	D30	Prior to the commencement of operation, wayfinding signage must be approved by Council and installed by the Applicant along The Appian Way to encourage students to walk along The Appian Way and The Mall and to cross Jacobs Street at crossings and signalised intersections.	17/10/2023: Record sighted: - Planning Agreement between Canterbury Bankstown Council and Walker (23/6/2021) attached the Public Domain Works Clarifications & Exclusions Schedule. This includes agreement for Walker to provide wayfinding and signage to a value of \$50,000. - Walker (14/2/2023) Memorandum WSU Bankstown - Public Domain VPA Revised Position & Agreement, which provides a deletion for wayfinding and signage (-\$50,000). - Walker (13/2/2023) WSU Bankstown City Campus Public Domain VPA Works Provisional Sum Adjustment No. 03 - Signage and Wayfinding.	This item was considered to be non-triggered as the need for way-finding signage has been removed by Council (noting that Walker states that Council has taken this responsibility).			
G153	SSD 9831 MOD 3	D31	Prior to the commencement of operation, appropriate line-marking and signage must be approved by Council and installed on the BLaKC driveway to encourage appropriate and safe MRV truck movements.	17/10/2023: Observation: - Line marking and signage observed. Record sighted: - Council email (11/11/2022) stated that Council has no further comments on Condition D31.				
G154	SSD 9831 MOD 3	D32	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	17/10/2023: Record sighted: - Walker (January 2023) Operational Waste Management Report. Item provided in Section 3. - Elephants Foot (13 August 2020) Operational Waste Management Plan page 10.				
			(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	17/10/2023: Record sighted: - Walker (January 2023) Operational Waste Management Report. Handling, storage and disposal of waste streams are provided in Section 4 and 5 - Elephants Foot (13 August 2020) Operational Waste Management Plan page 11-16				
			(c) detail the materials to be reused or recycled, either on or off site;	17/10/2023: Record sighted: - Walker (January 2023) Operational Waste Management Report. Item provided in Section 5 - Elephants Foot (13 August 2020) Operational Waste Management Plan page 13-15				
			(d) incorporate measures to reduce food waste generation (including composting or similar arrangements or innovative food waste collection); and	17/10/2023: Record sighted: - Walker (January 2023) Operational Waste Management Report Section 6 states that "The reduction of food waste will be managed by introducing specific waste streams. These will be controlled by a colour-coded system to assist the cleaners in sorting the volume of food wastage generated from the project." - Elephants Foot (13 August 2020) Operational Waste Management Plan page 12.				
			(e) include the Management and Mitigation Measures included in the Amended DA / Rts Appendix U.	17/10/2023: Record sighted: - Walker (January 2023) Operational Waste Management Report Section 7. It is noted that RTS/Amended DA is not available (https://www.planningportal.nsw.gov.au/major-projects/projects/western-sydney-university-bankstown-city-campus)				
G155	SSD 9831 MOD 3	D33	Prior to commencement of operations, all landscape and public domain works must be completed in accordance with the plans approved under conditions B30 and B31.	17/10/2023: Record sighted: - Fresh Landscape Group (21 December 2022) Landscape Certification states that " I herby certify that all landscape works have been constructed and installed in accordance with the design documentation and the relevant conditions of the development consent." ... "completed in conjunction with the design documentation such as Attachment E – VPA Landscape Drawings unless superseded by updated drawings such as, Landscape details, Landscape Specification, Australian Standards and site instructions." Observation: - Landscaping was observed to have been completed.				

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G156	SSD 9831 MOD 3	D34	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Appendix O of the Amended DA / RfS and Appendix E of the additional information submitted on 21 January 2021.	17/10/2023: Record sighted: - Fresh Landscape Group (10 October 2022) Maintenance Manual. - Fresh Landscape Group (21 December 2022) Landscape Certification states that " I herby certify that all landscape works have been constructed and installed in accordance with the design documentation and the relevant conditions of the development consent ." ... "completed in conjunction with the design documentation such as Attachment E – VPA Landscape Drawings unless superseded by updated drawings such as, Landscape details, Landscape Specification, Australian Standards and site instructions."				
G157	SSD 9831 MOD 3	D35	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	17/10/2023: Record sighted: - Group DLA (9/1/202) Aconex submission of Landscape Management Plan.				
G158	SSD 9831 MOD 3	D36	Prior to commencement of operations, the pick-up and drop-off zone required by condition B33 must be completed.	17/10/2023: Observation: Pick up and drop off zone observed.				
G159	SSD 9831 MOD 3	D37	Prior to commencement of operations, a Civic Loading Dock Management Plan must be approved by Council. The plan must outline procedures for the management of deliveries and pick-ups within the basement, including provision for advance bookings with the building manager, access hours, details of how restrictions on vehicle size in accordance with this consent will be managed and details of how traffic flow conflicts within the driveway will be managed (noting MRV access will require vehicles to manoeuvre into the path of oncoming vehicles in the driveway).	17/10/2023: Record Sighted: - Email from DS from Canterbury Bankstown City Council (14 December 2022) states that "In relation to your email below and the letter requesting the 'closing out' of Condition D37 of SSDA-9831 for a Loading Dock Management Plan to be in-place, I can confirm that this condition is no longer relevant due to the changes to Council's Civic Tower Loading Dock relocation, and the matter is now closed."				
Part E - Post Occupation								
G160	SSD 9831 MOD 3	E1	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	17/10/2023: Record sighted: - BOSS Maintenance System, where contractor will upload maintenance records. The October 2023 data indicated there was no maintenance overdue. Previous to October 2023, overdue maintenance was observed. Walker stated that prior to October, they were in preparation of the commencement of operation. - HydroChem Cooling Tower Cleaning Report (28/9/0223). - HydroChem Legionella Species Report (25/9/2023). - HydroChem Heterotrophic Colony Count Report (25/9/2023). Interview: - Walker (SM) stated that the BOSS system provides a reminder when a maintenance required.				
G161	SSD 9831 MOD 3	E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	17/10/2023: Record sighted: - HydroChem Cooling Tower Cleaning Report (28/9/0223). - HydroChem Legionella Species Report (25/9/2023). - HydroChem Heterotrophic Colony Count Report (25/9/2023). - Canterbury Bankstown Council (1/8/2023) Cooling Water System Inspection Report confirming the system was satisfactory, with the exception of the SDS for biocides and inhibitors were not up to date. - Hydrochem Hydro 407X SDS (25/8/2020).				
G162	SSD 9831 MOD 3	E3	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	17/10/2023: Record sighted: - Contacts provided via https://wsubankstown.walkercorp.com.au/#contact - Complaint register shows no complaints since the operation of the premise. Interview: - Walker (TC) also advised that the signs in the lobby and basement also have contact details for feedback, enquiries and complaints.				

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G163	SSD 9831 MOD 3	E4	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.	17/10/2023: Observation: - Disability access observed. Lifts are available. Record sighted: - Group DLA (31 July 2023) Western Sydney University Bankstown city Campus. Occupation Certificate Stage. Accessibility Completion Statement for OC - Revision A. Group DLA qualified person certified that the construction of the new works for OC for the Western Sydney University Bankstown City Campus, located at 74 Rickard Road, Bankstown NSW 2200, has been reviewed for compliance with the applicable accessibility provisions of the Building Code of Australia (BCA) and relevant referenced Standards, and in particular, the construction of the new works is in accordance with: 1. The Federal Disability (Access to Premises – Building) Standards 2010, Schedule 1 – Access Code for Buildings: • Part D3 • Part E3.6 • Part F2.4 2. The following parts of Building Code of Australia 2019: • Part D3 • Part E3.6 • Part F2.4 3. The following standards adopted by reference in the Building Code of Australia 2019: • AS1428.1:2009 • AS1428.4.1:2009 • AS1735.12:1999 • AS2890.6:2009 A few areas were exempted from requiring disability access on the grounds that the particular purpose for which the areas would be inappropriate for people with a disability, and/or due to the potential health or safety risk for people with a disability as per BCA Part D3.4				
G164	SSD 9831 MOD 3	E5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	17/10/2023: Interview: - Walker (PP) stated that no utility works have been conducted following commencement of operation.				
G165	SSD 9831 MOD 3	E6	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.	This is not relevant for the operational phase.				
G166	SSD 9831 MOD 3	E7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (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.	Assessed in previous Audit as non-triggered as this is now covered by a separate DA. 15/11/2022 Interview: - This condition is now covered under Council DA969/2021.				
G167	SSD 9831 MOD 3	E8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	This is not relevant for the operational phase.				
G168	SSD 9831 MOD 3	E9	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.	This is not relevant for the operational phase.				
G169	SSD 9831 MOD 3	E10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	17/10/2023: Observation: - No hoarding was observed on Council footways or road reserve.				
G170	SSD 9831 MOD 3	E11	The Green Travel Plan required by condition D15 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	17/10/2023: The operational phase is less than 1 year at the time of the Audit.				
G171	SSD 9831 MOD 3	E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary . If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	17/10/2023: Record Sighted: - Green Building Australia (30 March 2023) states "Western Sydney University Bankstown City Campus Development has been awarded a 6 Star Green Star - Design & As Built v1.3 Design Review Rating" - DPE email to Walker (25 July 2023) states "This email is to acknowledge receipt of the 6 star Green Star certification for the Western Sydney University Bankstown City Campus" 10/11/2023: - Walker email to the Certifier (GroupDLA) (2 November 2023) attaching the 6 Star Green Star As Built certificates.				
G172	SSD 9831 MOD 3	E13	The SOMP required by condition D25 of this consent must be implemented for the duration of occupation of the development.	17/10/2023: Interview: - Walker (PP) stated that this is implemented. See implementation in Items G220-G222.				

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G173	SSD 9831 MOD 3	E14	Notwithstanding condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	17/10/2023: Interview: - Walker (PP) stated that there has not been any complaint regarding outdoor lighting.				
G174	SSD 9831 MOD 3	E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D34 for the duration of occupation of the development.	17/10/2023: Observation: - Landscaping was observed to be in good condition.				
G175	SSD 9831 MOD 3	E16	The Applicant must ensure that the quantities of dangerous goods stored and handled at the site or transported to and from the development remain below the screening threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times..	17/10/2023: Record sighted: - WSU Bankstown City Campus - Chemical Register 23-06-2023, which provides dangerous goods list. Diesel quantity was registered as 1000L and 13,200L. Diesel fuel stored on site, is classed as C1 Combustible Liquid. SEPP 33 Threshold level is not applicable provided no flammable liquids are stored with the diesel.				
G176	SSD 9831 MOD 3	E17	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids. In the event of an inconsistency between the requirements of (a) and (b) above, the most stringent requirement shall prevail to the extent of the inconsistency.	17/10/2023: Observation: - Diesel tanks observed to be self bunded, and present on hardstand. Labelling and spill kit were observed. The room is lockable.				
G177	SSD 9831 MOD 3	E18	No opaque glass, film or security roller doors are permitted at any time on any retail tenancy facing the public domain.	17/10/2023: Observation: - No opaque glass, film or security roller doors were observed on retail tenancy facing public domain.				
Appendix 1 - Written incident notification and reporting requirements								
G178	SSD 9831 MOD 3	Appn. 1(1)	A written incident notification addressing the requirements set out below must be provided 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 A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	17/10/2023: Interview: - Walker (PP) stated that no incident has occurred during the Audit period.				
G179	SSD 9831 MOD 3	Appn. 1(2)	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the Applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	17/10/2023: Interview: - Walker (PP) stated that no incident has occurred during the Audit period.				

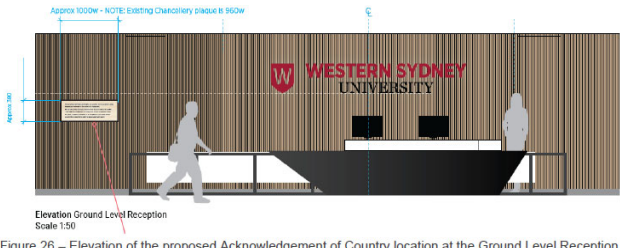

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G180	SSD 9831 MOD 3	Appn. 1(3)	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	17/10/2023: Interview: - Walker (PP) stated that no incident has occurred during the Audit period.				
G181	SSD 9831 MOD 3	Appn. 1(4)	The Incident Report must include: a.a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; an d. details of any communication with other stakeholders regarding the incident.	17/10/2023: Interview: - Walker (PP) stated that no incident has occurred during the Audit period.				
Appendix 2 - Advisory notes								
G182	SSD 9831 MOD 3	AN1	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.	17/10/2023: Interview: - Walker (PP) stated that there were no other licences, permits, approvals or consents required other than the OCs. - GroupDLA GDL180335 (16 January 2023) - OC1 - GroupDLA GDL180335.1 (17 February 2023) - OC2 - GroupDLA GDL180335.2 (16 March 2023) - OC3 - GroupDLA GDL180335.3 (3 July 2023) - OC4 - GroupDLA GDL180335.4 (8 August 2023) - OC5 (Final OC)				
G183	SSD 9831 MOD 3	AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	This item is not relevant to the Operational Audit.				


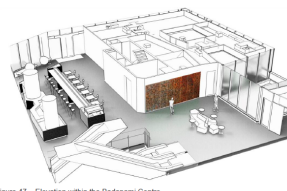

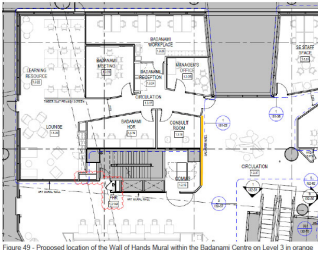
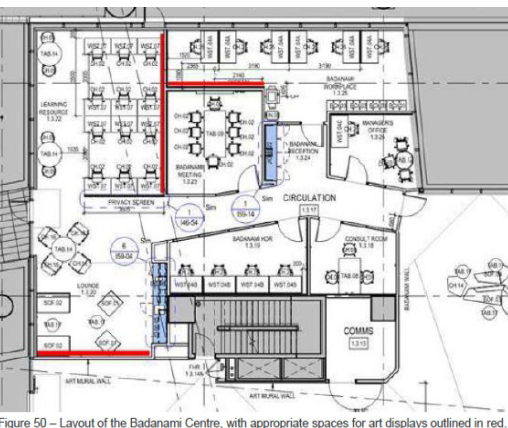
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G184	SSD 9831 MOD 3	AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	17/10/2023: Interview: - Walker (TC) stated that all notice to consent authority are served to the Planning Secretary through Major Projects Portal.				
G185	SSD 9831 MOD 3	AN4	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.	17/10/2023: Observation: - Disability access observed. Lifts are available. Record sighted: - Group DLA (31 July 2023) Western Sydney University Bankstown city Campus. Occupation Certificate Stage. Accessibility Completion Statement for OC - Revision A. Group DLA qualified person certified that the construction of the new works for OC for the Western Sydney University Bankstown City Campus, located at 74 Rickard Road, Bankstown NSW 2200, has been reviewed for compliance with the applicable accessibility provisions of the Building Code of Australia (BCA) and relevant referenced Standards, and in particular, the construction of the new works is in accordance with: 1. The Federal Disability (Access to Premises – Building) Standards 2010, Schedule 1 – Access Code for Buildings: • Part D3 • Part E3.6 • Part F2.4 2. The following parts of Building Code of Australia 2019: • Part D3 • Part E3.6 • Part F2.4 3. The following standards adopted by reference in the Building Code of Australia 2019: • AS1428.1:2009 • AS1428.4.1:2009 • AS1735.12:1999 • AS2890.6:2009 A few areas were exempted from requiring disability access on the grounds that the particular purpose for which the areas would be inappropriate for people with a disability, and/or due to the potential health or safety risk for people with a disability as per BCA Part D3.4				
G186	SSD 9831 MOD 3	AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	This item is not relevant to the Operational Audit.				
G187	SSD 9831 MOD 3	AN6	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.	This item is not relevant to the Operational Audit.				
G188	SSD 9831 MOD 3	AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (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.	Assessed in previous Audit as non-triggered as this is now covered by a separate DA. 15/11/2022 Interview: - This condition is now covered under Council DA969/2021.				
G189	SSD 9831 MOD 3	AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	This item is not relevant to the Operational Audit.				
G190	SSD 9831 MOD 3	AN9	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.	This item is not relevant to the Operational Audit.				
G191	SSD 9831 MOD 3	AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	This item is not relevant to the Operational Audit.				
G192	SSD 9831 MOD 3	AN11	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.	This item is not relevant to the Operational Audit.				
G193	SSD 9831 MOD 3	AN12	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.	This item is not yet triggered during the Audit.				

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Environmental Impact Statement								
G194	EIS	11	Contamination: the potential for site contamination has been identified through an intrusive soil assessment and analysis. The potential for contamination is considered low. However, an unexpected finds protocol should be followed and a waste classification assessment should be carried out prior to disposal of any fill material off site. HBM should be managed in accordance with the requirements of the NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and guidelines.	This item is not relevant to the Operational Audit.				
G195	EIS	11	Geology: Excavation and shoring are subject to a separate Early Works DA which will implement the ongoing recommendations of Douglas Partners. Proper vibration mitigation measures will be required to mitigate risk damage to adjoining buildings and survey monitoring of the shoring walls and adjacent buildings should be carried out to measure the vertical and lateral movements. The monitoring should be carried out using precise levelling techniques to 0.5 mm accuracy, with measurements taken on a weekly basis during the basement construction period.	This item is not relevant to the Operational Audit.				
G196	EIS	11	Groundwater Measures: As the proposed basement level is below the groundwater level temporary support for excavation will be required to prevent groundwater inflow to the site to prevent the risk of large groundwater inflows which would require disposal off site and potentially drawdown of groundwater surrounding the site. During construction, dewatering, possibly by 'sump-and-pump' methods, will be required. Due to expected groundwater uplift pressure dewatering will need to continue until the dead load of the structure is sufficient to restrain the structure from upward movement.	This item is not relevant to the Operational Audit.				
Community Communication Strategy								
G197	Community Communication Strategy	3	People to be consulted: - Individual households and businesses within a 500m radius of the construction zones, including: - Vicinity Centre (Bankstown Central) - City of Canterbury Bankstown Council Project contact points will be provided during communications activity to Individual households and businesses within a 500m radius of the construction zones.	This item is not relevant to the Operational Audit.				
G198	Community Communication Strategy	4	The community feedback, enquiries and complaints phone and email will be included on signage at the front of the site. Timing: Ongoing	17/10/2023: Record sighted: - Contacts provided via https://wsubankstown.walkercorp.com.au/#contact Interview: - Walker (TC) also advised that the signs in the lobby and basement also have contact details for feedback, enquiries and complaints.				
G199	Community Communication Strategy	4	Letter outlining construction timeline, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 14 days before start of construction to be sent to Individual households and businesses within a 500m radius of the construction zones.	This item is not relevant to the Operational Audit.				
G200	Community Communication Strategy	4	Letter outlining out-of-hours works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 7 days before out-of-hours work to be sent to individual households and businesses within a 500m radius of the construction zones. Timing: No less than 7 days before out-of-hours work	This item is not relevant to the Operational Audit.				
G201	Community Communication Strategy	4	Letter outlining unplanned works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 24 hours before unplanned work sent to individual households and businesses within a 500m radius of the construction zones.	This item is not relevant to the Operational Audit.				

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G202	Community Communication Strategy	4.1.1	Depending on the level of stakeholder interest and feedback in the first three months of construction, the principal contractor or their authorised representative will consider the establishment of community-based forums to enable deeper focus on key environmental management issues for the Project.	This item is not relevant to the Operational Audit.				
G203	Community Communication Strategy	4.2	All feedback and enquiries will be recorded in a Complaints Register. All feedback and enquiries will be answered in accordance with the below timeframes: Channel - Response Time - Email - One business day - On-site enquiry - Five business days - Site phone line - 30 minutes (during business hours) - Website contact - Three business days	17/10/2023: Interview: - Walker (TC) stated no complaints were received for the operational phase.				
Green Travel Plan								
G204	Green Travel Plan	3.1 & 7	Consultation with car share operators could be undertaken by WSU to provide car share vehicles within the proposed road network. This will be dependent upon the requirements of car share operators although the development is considered to be a suitable candidate site for the provision of facilities for car share vehicles. There is therefore opportunity to designate one or more bays for car share (or car pooling) vehicles.	17/10/2023: Interview: - Walker (PP) stated that at this stage, WSU has not made plans for car share.				
G205	Green Travel Plan	3.2 & 7	- The basement car park will be restricted to WSU staff or visitors and service vehicles. The majority of private parking areas will be controlled by a boom gate within B1. - Post-occupation, car parking will be monitored through surveys and the supply reduced/adapted to other uses in the future if demand characteristics change (e.g., future proofing for future mobility such as electric vehicles, increased micro mobility uptake, etc.). - A parking management strategy should be prepared by the end car park operator to ensure that the number of available spaces are prioritised for car pooling vehicles, electric vehicles, etc. (To be prepared and circulated)	17/10/2023: Observation: - A boom gate was observed at the car park, which restricts parking for WSU staff and visitors. Record Sighted: - Prensa (September 2023) Traffic Management Risk Assessment. Document was prepared to identify traffic hazard, evaluate existing controls, assess the inadequately controlled traffic risk, and provide recommendations.	Recommendations: As per the recommendation by TfNSW: 1. A post-occupation, car parking should be monitored through surveys 2. A parking management strategy should be prepared and circulated by the car park operator to ensure that the number of available spaces are prioritised for car pooling vehicles and electric vehicles etc.			
G206	Green Travel Plan	3.3 & 7	- Cyclist traffic is separated from vehicular traffic to enter the Campus building via a dedicated entry, with stairs and a wheeling ramp to the bike parking located on Basement Level 1 - End of trip facilities, including lockers and showers are also located on Basement Level 1. Students will have access to personal lockers as part of the building fit-out for required storage, but they will not have access to showers. - The provision of: •56 secure bicycle parking spaces for staff and 42 visitor bicycle parkingspaces in the Level 1 basement; •38 visitor bicycle parking spaces on ground level within the site; and •20 visitor bicycle parking spaces in the public domain. Total of 156 bicycle parking spaces	17/10/2023: Observation: - Bicycle parking spaces observed within the parking area and outside building (20 within public domain). - Bicycle lane was observed on footpath on Rickard Road, which enters the building through BLAKC. Record: - Lyons General Arrangement Plan - Ground Level (As Built) (November 2022). - Group DLA email to Built and Walker (13 and 16 January 2023) states : "Confirming item 4 & D20 closed out" and "Confirming accepted". - ARUP (13 and 16 January 2023) Western Sydney University Bankstown City Campus (SSD-9831) – Interim Occupancy Certificate for Traffic Engineering Services – (OC1) states that "...all car parking, bicycle, access arrangements were found to comply with the approved final arrangements and the Basement Demarcation Plans A30-03 provided to Arup on the 13 November 2022 and A33-01 and A33-02 provided to Arup on the 9 November 2022 by BOJV." There are two areas that will not be included and signed off as part of Interim OC, including: A. The north-western corner of the site on the ground level along Rickard Road, this area includes 12 visitor bike parking spaces." "These areas will be signed off in OC2." - Arup (16 March 2023) Western Sydney University Bankstown City Campus (SSD-9831) – Occupancy Certificate for Traffic Engineering Services – (OC2). it is stated that "This Occupation Certificate (OC) covers remaining specific areas of the ground level and basement level 1, which include: A. The north-western corner of the site on the ground level along Rickard Road, this area includes 12 visitor bike parking spaces." Interview: - Walker (TC and PP) stated that the Council had requested to reduced 26 bicycle park at the public domain. Correspondence was not sighted.	While the number of bicycle parking spaces in the public domain area were reduced from the numbers listed in this condition, it is noted that a separate DA is now available for the public domain, which is outside this SSD. Therefore, this condition has been recorded as compliant for the purpose of the bicycle parking present within the boundary of this audit.			

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G207	Green Travel Plan	4 & 5 & 7	<p>- Travel information webpage, cycling maps, posters, campus broadcasts (for walking, cycling and public transport)</p> <p>- Events such as National Bike Week, Bike2Work Days, walk to work day promoted to students and staff through notice board posters and email</p> <p>The following measures should be considered/undertaken:</p> <ul style="list-style-type: none"> •Produce walking related articles for inclusion on the Campus intranet focussing on 'walking champions' to highlight best practise in walking toCampus. •Create and maintain a register of 'useful walking routes' containing usefulroutes to key parts of the Bankstown CBD, including public transport, eatstreets, shops and other local businesses and attractions. These should also beincluded on the Campus intranet. •Participate in Walk to Work day. •Provide local cycle maps to staff and students. •Participate in annual events such as 'Ride to Work Day'. •Campus broadcasts should have news of events / generic posters promotingcycling. •Staff or students who cycle to Campus should be encouraged to form a Bicycle User Group in order to provide a body of regular cyclists who can discuss issues relating to the provision of on-site cycling facilities and the maintenance of off-site cycle routes. •Set up 'Bike Buddies' •Create and maintain an intranet 'Public Transport links page' containinguseful links to journey planning websites in Sydney. •Consider reimbursing or partially reimbursing staff for journey to work trips made by public transport. •Consider providing interest-free loans for staff to buy an annual ticket for public transport. •Provide useful public transport maps and promotional items to potential andcurrent public transport users. 	<p>17/10/2023:</p> <p>- Travel information brochure and posters were observed at the Reception area.</p>				
G208	Green Travel Plan	4.4	A loading dock with capacity for one medium rigid vehicle (MRV) and one small rigid vehicle (SRV) will be provided on Level 1	<p>17/10/2023</p> <p>Observation:</p> <p>- A loading dock to fit one medium rigid vehicle and one small rigid vehicle were observed on Level 1.</p>				
G209	Green Travel Plan	5.2 & 7	<ul style="list-style-type: none"> •Active promotion of teleconferencing facilities as an alternative to face-to-facemeetings. This can be achieved by placing 'reducing the need to travel' as an item on internal group meeting agendas. •Consider a more formal approach to working from home and actively encourage staff to consider this option. Include working from home as an item on the agenda for internal group meetings. 	<p>17/10/2023:</p> <p>Observation:</p> <p>- Meeting room was observed to be equipped with Zoom facilities.</p> <p>- Lecture rooms were observed to be equipped with teleconferencing facilities.</p>				
G210	Green Travel Plan	5.3 & 7	<ul style="list-style-type: none"> - Provide all new staff and students with information regarding the travel plan as part of their induction process - Provide tour of the campus and facilities to all staff and students 	<p>17/10/2023:</p> <p>Observation:</p> <p>- Travel information brochure and posters were observed at the Reception area.</p> <p>- https://www.westernsydney.edu.au/future/our-campuses/bankstown-city listed various travel options/routes (bus, walking bus, cycle, car, and train) to get to the university including the facilities involved.</p>				
G211	Green Travel Plan	5.4 & 7	<ul style="list-style-type: none"> -Nominate a travel demand co-ordinator for the campus - Prepare a travel access guide (TAG) as part of campus communications (Prepared and issued) - Conduct a travel survey of staff and students after post-occupation (first six months; then annually), then - Revise travel demand management strategies of the campus based on travel survey of staff and students 	<p>17/10/2023:</p> <p>Observation:</p> <p>- Travel information brochure and posters were observed at the Reception area.</p> <p>Interview:</p> <p>- Walker (TC) stated that WSU has organised a 'walking bus' initiative for staff and students to travel to the train station safely.</p>	<p>While the audit indicates that a Walker/UWS implemented the GTP, no dedicated person has been apointed as a travel demand co-ordinator.</p> <p>Recommendation: A Travel Demand co-ordinator for the Campus should be nominated and an annual travel survey shall be conducted.</p>			

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Heritage Interpretation Plan									
G212	Heritage Interpretation Plan	4.7.1	<p>The Acknowledgement of Country will be located at the Ground Level Reception area. It will comprise a steel shadow box with timber plaque with laser burnt lettering with a size of 1000mm in width and 380mm in height, as indicated below in Figure 26. This design will be consistent with the Acknowledgement of Country spaces at additional Western Sydney University campuses. The Acknowledgement of Country reflects the themes identified by RAPs during consultation, namely 'Bankstown as Dharug Country' and the place as a place of education and teaching.</p>  <p>Figure 26 – Elevation of the proposed Acknowledgement of Country location at the Ground Level Reception</p>	<p>17/10/2023: Observation: - Acknowledgement of Country was observed at the Ground Level Reception area.</p>					
G213	Heritage Interpretation Plan	4.7.2	<p>The proposed landscaping treatment and Yarning Circle represents the themes identified by RAPs during consultation, namely Bankstown as Dharug country; stories, songlines and Totems; the place as a place of education and learning; and while not connected to the Aboriginal flag, it also shows a connection to the Earth through the landscaping materials and the meaning behind the Yarning Circle.</p>  <p>Figure 31 – Landscape plan: General Arrangements of Level 3 with yarning circle location highlighted in orange. Source: ASPECT Studios</p> <p>WSU BCC LEVEL 3 YARNING CIRCLE: PROPOSED</p> <p>Figure 32 – Design of the Yarning Circle and native gardens on Level 3</p>	<p>17/10/2023: Observation: - Yarning Circle observed in Level 3.</p>					
G214	Heritage Interpretation Plan	4.7.3	<p>The concept of 'earth, sun and skin' was also raised during consultation with the RAPs for preparation of this HIP and can be reflected in the colour scheme and materiality of the tower itself. Partnered with the use of native plantings across the façade, the design of the WSU tower itself is a bold nod to Aboriginal culture and art.</p>	<p>17/10/2023: Observation: - The WSU tower was observed to be in accordance with the design.</p>					

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G215	Heritage Interpretation Plan	4.7.4.1	<p>- The Bankstown City Campus will feature a large-scale mural at the Appian Way entry to the tower.</p> <p>- In addition to the Appian Way entrance, it is also proposed to establish a mural by an Aboriginal artist at the Paul Keating Park entrance.</p> <p>- There may be an opportunity for additional works (including murals) to include the Totems of the area, namely the possum and flying fox.</p> <p>- It is also proposed to relocate a significant mural known as the 'Wall of Hands' from the previous campus at Milperra. The Wall of Hands comprises the handprints of Aboriginal Elders, students and other community members and was identified as significance to the RAPs during consultation, with a strong preference that the Wall of Hands should be reinstated within the new campus.</p> <p>The Wall of Hands will be installed at the entrance wall to the Badanami Centre on Level 3, which will be an appropriate location for the Mural to be reinstated, celebrating the previous students and Elders. Elevations of the Wall of Hands are outlined below in Figure 46 to Figure 48. The location of the Wall of Hands is demonstrated in Figure 49.</p>    	<p>17/10/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Council email (10 December 2021) confirming approval on removal of the Digital Art Creation from the lobby of the WSU Campus Building. <p>Observation:</p> <ul style="list-style-type: none"> - Observed Wall of Hands on Level 3. 				Compliant	Non-Compliant	Not Triggered
G216	Heritage Interpretation Plan	4.7.4.2	Western Sydney University is proposing to establish temporary art gallery spaces and exhibitions throughout the building. It is proposed to include a rotating exhibition of Indigenous art from the Western Sydney University collection to be installed within the Badanami Centre located on Level 3	<p>17/10/2023:</p> <ul style="list-style-type: none"> - Aboriginal art was observed in building, e.g. in Level 3. 						
G217	Heritage Interpretation Plan	4.7.5	<p>There may be an opportunity to establish QR codes on signage throughout the building. This may include captions accompanying artworks or murals within the Badanami Centre, pop-up space, or the murals at the Appian Way or Paul Keating Park facades of the building. A QR code may be an appropriate, easy to use function to link to additional digital or 'off site' interpretation such as website text or multimedia such as a short video. This may be an opportunity for artists to further elaborate on their artwork and culture.</p> <p>There may also be an opportunity for a QR code accompanying signage for the Acknowledgement to Country. This may link to a separate website page, potentially on the campus page or Western Sydney University webpage which could discuss the history of the area and cultural significance to Aboriginal people. There may be opportunity for a webpage to incorporate multimedia such as videos, high-resolution photographs, and oral history including soundbites.</p>	<p>17/10/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Council email (10 December 2021) confirming approval on removal of the Digital Art Creation from the lobby of the WSU Campus Building. 						
G218	Heritage Interpretation Plan	4.7.7	GLALC advised during consultation that they should be contacted by Western Sydney University directly through a formal consultation process to identify significant community members that may be appropriate for a naming strategy. It is understood that WSU have commenced this process and are considering various names, and that additional input and consultation will be undertaken internally with the Badanami Centre and the Elders on the relevant Western Sydney University board and organisations.	<p>17/10/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP) stated that consultation is being conducted at this stage and the naming has not been finalised. - WSU (Western Sydney University) email to Walker (18 October 2023) states that "Further to our conversation"... "the process for naming the building is in progress". 						
G219	Heritage Interpretation Plan	5	As per the consultation undertaken with RAPs, Urbis also recommend that consideration to display the Aboriginal and Torres Strait Islander Flags at each entrance to the subject site is considered.	<p>17/10/2023:</p> <p>Observation:</p> <ul style="list-style-type: none"> - Aboriginal and Torres Strait Island flags in Level 5, which are reportedly brought to the building entrances on important occasions. 	This item has been considered as compliant as the requirement is recommendation only.					

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Stormwater Quality Management Plan								
G220	Stormwater Quality Management Plan	3	<p>The pit and pipe network shall be inspected at intervals after a major storm event and not exceeding twelve (12) months. Inspections should be undertaken by suitably qualified persons with an understanding and experience in the operation of similar systems.</p> <p>Inspections should as a minimum:</p> <ol style="list-style-type: none"> 1. Check that all grates, covers and lintels are in sound condition and are undamaged. Any signs of deterioration should be noted. 2. Check all pits for accumulation of sediment, debris or litter. 3. If pits are found to be affected by sediment, debris or litter, an assessment should be made as to whether the upstream and downstream pipes require cleaning. 4. Inspect outlet and ensure it is in a sound, undamaged condition. <p>Typical maintenance procedures that would need to be undertaken include:</p> <ol style="list-style-type: none"> 1. Remove sediment, debris and litter from pits including lintels. 2. Remove sediment or other foreign material from pipes. 	<p>17/10/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Email from Walker to Council (27/7/2023): Appian Way Public Domain - Condition D6 - CCTV of existing culvert. - Email from Council (8/8/2023) stating this matter was closed. <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP) stated annual inspection has not yet been triggered. 	<p>Recommendation:</p> <p>Inspection of pit and pipe network should be conducted in accordance with the Stormwater Quality Management Plan.</p>			
G221	Stormwater Quality Management Plan	4.1	<p>The proposed site treatment will utilise OceanGuard filter baskets by Ocean Protect.</p> <p>It is recommended that OceanGuards be inspected and maintained 2-4 times annually. Pending the outcome of these inspections additional maintenance servicing may be required.</p>	<p>17/10/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP) stated that Walker Facilities Manager stated that this has not yet been conducted and the frequency of inspection is recommended only. 	<p>Recommendation:</p> <p>Inspection of OceanGuards should be conducted.</p>			
G222	Stormwater Quality Management Plan	4.2	<p>During each inspection and clean, details of the mass, volume and type of material that has been collected by the device should be recorded. This data will assist with the revision of future management plans and help determine maintenance interval frequency. It is also essential that qualified and experienced personnel carry out all maintenance (including inspections, recording and reporting) in a systematic manner.</p>	<p>17/10/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Walker (PP) stated that Walker Facilities Manager stated that this has not yet been conducted and the frequency of inspection is recommended only. 	<p>Recommendation:</p> <p>Inspection of OceanGuards should be conducted.</p>			
Operational Waste Management Plan								
G223	Operational Waste Management Plan	Page 11, 14 & 16	<ul style="list-style-type: none"> - The waste room for the building is located on Basement level 1. The waste room will contain the waste, cardboard recycling, paper recycling and co-mingled recycling bins for collection. - Red lidded waste bins and yellow lidded co-mingled recycling bins will be placed throughout each space in the building for the collection of waste and co-mingle recycling generated in each space. Blue paper recycling bins will be placed within each office, workspace and study space, for the collection of paper recyclables. - Cardboard should be flattened and left next to recycling bins for removal by contract cleaning staff. The cleaners will transport the cardboard to the bins in the waste room. Polystyrene and plastic wrapping is to be removed from cardboard boxes prior to flattening. These should be bagged and left next to general waste collection bins. - The cleaners will transport the waste and recycling streams to the waste room and place the waste and recycling streams into the appropriate collection bins. The cleaners are also responsible for returning the empty bins to resume operational use. - Building management and cleaners will monitor use, fullness, and ensure bins are exchanged and cleaned. - The building management must assess manual handling risks and provide any relevant documentation to building management. If required the building manager should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations 	<p>17/10/2023:</p> <p>Observation:</p> <ul style="list-style-type: none"> - Three different types of bins (red, yellow, blue) were observed in bin room. The blue bin was empty at the time of the Audit. Yellow bin was filled with co-mingled recyclables and red bin was filled with general waste. - Flattened cardboard was observed. - None of the bins were observed to contain landscaping waste. It is assumed that landscaping contractor would collect green waste. <p>Interview:</p> <ul style="list-style-type: none"> - Walker (SM) stated that they were in the process of organising for green bins, for organic waste. This will be conducted once cleaning company is appointed. 				
G224	Operational Waste Management Plan	Page 11	<ul style="list-style-type: none"> -It is recommended that high traffic areas such as the 'university street' on ground level, collaboration areas and circulation areas are supplied with suitably branded waste and recycling bins, where considered appropriate - Any staff food preparation areas, including kitchens and office tea rooms will be provided with dedicated source separation bins including a general garbage bins and a recycling bin - On days where there are events in the Conference Facilities, additional waste and recycling bins will be placed around the area 	<p>17/10/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Bins (general waste and recycling) were observed in high traffic areas, food preparation areas and in public domain. 				

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G225	Operational Waste Management Plan	Page 11	-Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.	17/10/2023: Observation: - Sanitary bins were observed. Record Sighted: - Rentokil Initial Ambius Customer Service Report. Reports shows monthly service from February 2023 to October 2023 for Basement to Level 9 of the building. Records for level 10 to level 19 were not sighted.				
G226	Operational Waste Management Plan	Page 12	- On completion of each trading day or as required, nominated retail staff or cleaners will transport their garbage and recycling to the waste room and place garbage and recycling into the appropriate collection bins. - To ensure the proper management and disposal of waste, tenants must be made aware of the following practices: • All garbage should be bagged and garbage bins should be plastic lined; • Bagging of recyclables is not permitted; • All interim waste storage is located BOH during operations; • Individual recycling programs are recommended for retailers to ensure commingled recycling is correctly separated; • Any food and beverage tenant will make arrangements for storing used and unused cooking oil in a bunded storage area; • The operator will organise grease interceptor trap servicing; • A suitable storage area needs to be provided and effectively bunded for chemicals, pesticides and cleaning products; • Dry basket arrestors need to be provided to the floor wastes in the food preparation and waste storage areas; and • All flattened cardboard will be collected and removed to the waste room recycling. - Consideration should be given to the use of cooking oil collection systems. A single service provider may be used to reduce the amount of commercial traffic.	17/10/2023: Interview & Observation: - Retail food providers have not commenced, with the exception of a temporary coffee cart.				
G227	Operational Waste Management Plan	Page 13	- In the instance that the university's waste management procedures change, the operational waste management for the building should be reviewed and adjusted accordingly.	17/10/2023: Interview: - Walker (PP) stated that waste management practice has not changed.				
G228	Operational Waste Management Plan	Page 14	- Cleaning staff are responsible for ensuring co-mingle recycle is kept separated from general waste and is placed in the correct bin in the waste room.	17/10/2023: Observation: - Waste bins in the bin room in Basement Level 1 were observed to contain the appropriate waste it is intended for.				
G229	Operational Waste Management Plan	Page 14	- Inkjet cartridges, laser toner cartridges, drum units and copier bottles. Imaging consumables must not be placed in standard garbage or recycling - The building management will utilise the cartridge collection program run by Close the Loop. - Collection containers will be placed next to any printing equipment or printing facilities, for use by staff and students. - Building management is responsible for monitoring the fullness of these collection box and contacting Close the Loop to collect imaging consumables for recycling.	17/10/2023: Interview: - Walker (TC/AP) stated that the entire WSU has contract with FUJI FLIM who supplies all printing consumables and collects all used cartridges for repurposing /recycling. Contract or records of disposal were not sighted.				
G230	Operational Waste Management Plan	Page 15	- Bulky waste management within the building should be conducted in conjunction with Western Sydney University's furniture disposal procedures. - E-Waste must not be placed in standard garbage or recycling. - Western Sydney University's IT Procurement is responsible for managing e-waste and arranging e-waste disposal with an e-waste recycling facility. Building management and staff can contact IT Procurement for assistance with e-waste disposal. - Green waste generated from landscaped areas of the building will be removed by the designated maintenance contractor during maintenance of landscaped areas. - Staff and tenancies will need to liaise with the building manager or cleaners when disposing of specialised waste streams.	17/10/2023: Observation: - None of the bins were observed to contain landscaping waste. It is assumed that landscaping contractor would collect green waste. Interview: - Walker (SM) stated that they were in the process of organising e-waste stream for regular collection. - Walker (SM) stated that they were in the process of organising green bins for organic waste. - Walker (TC) states that Walker Facilities Management team will organise bulky waste management through the cleaning and waste contractor (currently GJK). As there is only one tenant (WSU) at present, Walker FM has not yet needed to organise a service for this stream. Walker FM will implement a quarterly e-waste pickup for early February 2024 through the cleaning contractor.				
G231	Operational Waste Management Plan	Page 16	- A private contractor will be engaged to collect the general waste and recycling streams to an agreed schedule. - All operations within the building will share bins and waste room, therefore they will also share a collection service. - The waste collection vehicle will enter the site from the access road off of Rickard Road and park in the designated loading area on basement level 1. The waste collection staff will service the bins directly from the waste room.	17/10/2023: Record sighted: - Monthly waste report (2023). Report shows amount, type, and volume of waste collected each month for 74 Rickard Rd. Waste reported includes cardboard, commingle recyclables, and general (landfill) waste.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status																			
						Compliant	Non-Compliant	Not Triggered																	
G232	Operational Waste Management Plan	Page 17	<ul style="list-style-type: none"> Waste room floor to be sealed with a two-pack epoxy; Waste room walls and floor surface is flat and even; All corners coved and sealed 100mm up, this is to eliminate build-up of dirt; A minimum of a cold-water facility with hose cock must be provided for washing the bins; Any wastewater discharge from bin washing must be drained to sewer in accordance with the relevant water board. (Sydney water); Tap height of 1.6m; Storm water access preventatives (grate); All walls painted with light colour and washable paint; Equipment electric outlets to be installed 1700mm above floor levels; The room must be mechanically ventilated; Light switch installed at height of 1.6m; Waste rooms must be well lit (sensor lighting recommended); Optional automatic odour and pest control system installed to eliminate all pest types and assist with odour reduction – this process generally takes place at building handover – building management make the decision to install; All personnel doors are hinged, lockable and self-closing; Waste collection area must hold all bins – bin movements should be with ease of access; Conform to the building code of Australia, Australian standards and local laws; and Childproofing and public/operator safety shall be assessed and ensured. 	17/10/2023: Observation: - Waste room was sealed and was observed to be flat and even. - Taps and grated drain were observed via photograph provided by Walker following the Audit visit. - Walls were painted in light colour. - Electrical outlets were not observed. Photographs provided by Walker following the Audit visit showed that they were approx. 1.6 m high. - Adequate lighting was observed. - Waste room was lockable. - There was adequate access and space for bins. - Photographs provided by Walker following the Audit visit showed that there was a grated drain from the waste room to the sewer.																					
G233	Operational Waste Management Plan	Page 18	Waste and recycling rooms must have their own exhaust ventilation system either Mechanically exhausting at a rate of 5L/m ² floor area, with a minimum rate of 100L/s minimum. Mechanical exhaust systems shall comply with AS1668 and not cause any inconvenience, noise or odour problem. Or, Naturally with a permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.	17/10/2023: Record sighted: - Climatech (27/10/2022) Mechanical Services Workshop drawing basement 1 (As-Built). - Climatech (11/01/2023) Installation Certificate Mechanical Services. Document indicates that the mechanical air handling system was completed in accordance with the design and specification in AS1668.2.																					
Operational Landscape Management Plan																									
G234	Fresh Landscape Group Maintenance Manual		<table border="1"> <thead> <tr> <th>Landscape Maintenance Contract</th> <th>Scope of Service</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Garden Works</td> <td>Mowing, Edging, Weeding, Hedge clipping, Rubbish and litter control (Not emptying of onsite garbage bins), Site Inspection</td> <td>Fortnightly</td> </tr> <tr> <td>Irrigation</td> <td>Inspection and Test</td> <td>As Required</td> </tr> <tr> <td>Regular Maintenance</td> <td>Trimming of shrubs and plantings.</td> <td>Fortnightly</td> </tr> <tr> <td>Shrubs and Plantings</td> <td>Appropriately maintained to allow for clear lines of sight over shrubs from pathways and pedestrians areas. Avoid any plants being used as a natural ladder to gain access to high parts of the building.</td> <td>Fortnightly</td> </tr> <tr> <td>All Other Trees</td> <td>Trees onsite are to be appropriately pruned, trimmed and maintained so that the passive surveillance is not compromised and there is no opportunity for climbing of trees to gain access or units</td> <td>Fortnightly</td> </tr> </tbody> </table>	Landscape Maintenance Contract	Scope of Service	Frequency	Garden Works	Mowing, Edging, Weeding, Hedge clipping, Rubbish and litter control (Not emptying of onsite garbage bins), Site Inspection	Fortnightly	Irrigation	Inspection and Test	As Required	Regular Maintenance	Trimming of shrubs and plantings.	Fortnightly	Shrubs and Plantings	Appropriately maintained to allow for clear lines of sight over shrubs from pathways and pedestrians areas. Avoid any plants being used as a natural ladder to gain access to high parts of the building.	Fortnightly	All Other Trees	Trees onsite are to be appropriately pruned, trimmed and maintained so that the passive surveillance is not compromised and there is no opportunity for climbing of trees to gain access or units	Fortnightly	17/10/2023: Record sighted: - Fresh Landscapes Group Maintenance Site inspection report for work conducted on 5 October 2023. Report shows that the landscape maintenance item listed in Fresh Landscape Group Maintenance Manual was conducted.			
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G235	Fresh Landscape Group Maintenance Manual		If plants have failed due to a maintenance issue and are discovered on the current visit, The effected plant will be removed immediately for presentation, this will be noted in the maintenance report and actioned for replacement next visit.	17/10/2023: Observation: - Plants were observed to be in good condition.																					
G236	Fresh Landscape Group Maintenance Manual		The irrigation system installed at Appian Way Public domain will require minimal management and maintenance. Some maintenance and management tasks may include: - Programming of controller to adjust run times/frequencies using horticultural experience to ensure plants are not under watered / over watered depending on seasonal change. - Cleaning of disk filters at solenoid valves to ensure optimal pressure and flow is achieved. - Conducting audits of irrigation system to ensure correct operating and maximum efficiency is achieved - Repairing breakages/vandalism to irrigations systems components such as sprinklers/drip line.	17/10/2023: Observation: - Irrigation system was observed. Record sighted: - Fresh Landscapes Group Maintenance Site inspection report for work conducted on 5 October 2023 indicates that irrigation system was in good working order, no repair was required.																					

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