

10 January 2023



Michael Cassel  
Secretary  
Department of Planning and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir,

**WESTERN SYDNEY UNIVERSITY BANKSTOWN CITY CAMPUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-9831  
INDEPENDENT ENVIRONMENTAL AUDIT (EIA)**

1. SSD-9831 determined by the Department of Planning, Industry and Environment (DPIE) on 18 February 2021 approves the construction of a 19-storey university building over two levels of basement car parking.
2. To satisfy the requirements of conditions C39 to C44 of SSD-9831, Walker engaged Geosyntec Consultants Pty Pty (Geosyntec) (previously Zoic Environmental Pty Ltd (Zoic)) to conduct an Independent Environmental Audit (IEA) for the development. The IEA was undertaken on 15 November 2022 and is provided as an Annexure to this letter.
3. As required by condition 40 of SSD-9831, the Audit was conducted in accordance with the requirements of the DPIE 'Independent Audit Post Approval Requirements' (May 2020).
4. A total of 175 items were reviewed by Geosyntec under the SSD-9831 conditions of consent. 121 items were assessed as compliant, 54 items were assessed as non-triggered, and no items were assessed as non-compliant.
5. A total of 75 items were reviewed by Geosyntec under implementation and compliance with the development's construction environmental management plans. 63 items were assessed as compliant, 12 items were assessed as non-triggered, and no items were assessed as non-compliant.
6. As required by the Independent Audit Post Approval Requirements Walker's response to Geosyntec's findings and recommendations is outlined below:

Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)
A copy of this IEA and Walker's response must be uploaded to the public website following completion of this IEA.	The document will be uploaded to the public website.
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.	Noted. Walker will comply with this requirement should there be any delays.

7. Should you require any additional information, or wish to discuss this application further, please do not hesitate to contact Michael Watson at [michael.watson@walkercorp.com.au](mailto:michael.watson@walkercorp.com.au) or on 0438 298 639.

Yours faithfully,

**Walker Bankstown Developments Pty Ltd**

A handwritten signature in black ink, appearing to read 'm.watson', written in a cursive style.

**Michael Watson**  
Principal Planner

*(Annexure)*