



6 August 2021

Jim Betts
Secretary
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Betts,

**RE: WESTERN SYDNEY UNIVERSITY BANKSTOWN CITY CAMPUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-9831
INDEPENDENT ENVIRONMENTAL AUDIT**

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 Zoic Environmental Pty Ltd (Zoic) to conduct an Independent Environmental Audit (IEA) for the development. The IEA was undertaken on 9 June 2021.
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 138 items were reviewed by Zoic under the SSD-9831 conditions of consent. 89 items were assessed as compliant, 47 items were assessed as non-triggerred, and two items were assessed as non-compliant.
5. A total of 75 items were reviewed by Zoic under implementation and compliance with the development's construction environmental management plans. 59 items were assessed as compliant, 16 items were assessed as non-triggerred, and no items were assessed as non-compliant.
6. As required by the Independent Audit Post Approval Requirements Walker's response to Zoic's findings and recommendations can be found at **Appendix A**.
7. Should you have any questions or require additional information, please do not hesitate to contact Madeleine Lloyd at madeleine.lloyd@walkercorp.com.au or on 0439 862 085.

Yours sincerely,

Walker Bankstown Developments Pty Ltd

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

Madeleine Lloyd
Town Planner

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Developments Pty Ltd**
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Appendix A

Response to Auditor's Recommendations

Table 2: Walker's Response to the Recommendations in Appendix F of the Independent Environmental Audit

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
A8	Consultation with identified parties as required.	Soil and Water Management Plan is yet to be submitted to Council.	This report is provided to Council for consultation.	Walker submitted the Soil and Water Management Plan (SWMP) to Council on 5 August 2021 for an initial review.	Complete
A17	Buildings and structures to be constructed in accordance with the relevant requirements of the BCA.	Documentation provided relevant to the current stage of the project.	To be reviewed in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
A18	External walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	Not applicable to this Audit period.	To be reviewed in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
A29	<p>Review of strategies/plans and programs and notification:</p> <ul style="list-style-type: none"> • Compliance report • Incident report • Independent Audit • Approval of the modifications of conditions of consent • Direction from the Planning Secretary to review strategies, plans, and programs. 	<p>Required for review:</p> <ul style="list-style-type: none"> • Incident report • Independent Audit <p>Not required for review:</p> <ul style="list-style-type: none"> • Approval of the modifications of conditions of consent • Compliance report • Direction from the Planning Secretary to review strategies, plans, and programs. 	<p>Review the incident report by 4 September 2021.</p> <p>Review the IEA within three months of submission to DPIE.</p>	<p>Walker and Built will review the incident report by 4 September 2021.</p> <p>Walker and Built will review the IEA within three months of the IEA being submitted to DPIE.</p>	<p>28-Aug-2021</p> <p>29-Oct-2021</p>
B3	Certifier approval of structural drawings.	Documentation provided indicates the plans/drawings comply with the SSD-9831 conditions for construction of the basement.	Ground floor construction plans/drawings are to be reviewed in the subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
B4	Certifier approval of update to reduce height over lift core.	Compliant.	Sections of building structure and certifier approval of drawings to be issued to Zoic in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
B5	BCA compliant façade materials.	Not applicable to this Audit period.	To be reviewed in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
B20	Soil and Water Management Plan.	<p>Prior to the Audit, a drawing entitled 'Construction Soil and Water Management Plan' was prepared and accepted by PCA. However, the Auditor considers that this drawing does not provide adequate detail for a SWMP</p> <p>The Soil and Water Management Plan had not been submitted to Council for consultation, as it was prepared following the Auditor's recommendation during the initial Audit..</p>	The plan is updated to include how the site will be managed in wet weather events and then submitted to Council for comment prior to submission to DPIE.	<p>A Soil and Water Management Plan (SWMP) was prepared for the project and measures implemented. The SWMP was presented to Zoic and following discussion, it was agreed an amended SWMP would be prepared.</p> <p>Walker submitted the amended SWMP to Council on 5 August 2021 for an initial review.</p> <p>Built will update the SWMP to detail how wet weather will be managed. Walker will then provide to Council and DPIE.</p>	<p>Complete.</p> <p>4-Sep-21</p>
B23	Install erosion and sediment controls outlined in the CSWMP.	Majority of measures were installed with the exception of three items due to very minimal risk.	Auditor considered reasons for absence of three sediment control items is acceptable.	<p>No action required.</p> <p>Additional measures will be installed if considered appropriate.</p>	Nil.
B27	Noise monitoring during installation of mechanical plant and equipment.	Construction is not up to installation of mechanical plant and equipment.	To be assessed in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
B28	Consultation with Aboriginal Community and Registered Aboriginal Parties during construction.	Consultation has been occurring.	Continual consultation to be assessed in subsequent Audits.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
C3	Demolition standards.	Demolition is part of early works, which is not covered in this SSD consent.	No action.	No action.	Nil.

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
C23	Implement and maintain erosion and sediment controls outlined in the CSWMP.	Majority of measures were installed with the exception of three items due to very minimal risk.	Auditor considered reasons for absence of three sediment control items is acceptable.	No action required. Additional measures will be installed if considered appropriate.	Nil.
C24	Records confirming only VENM, ENM, or other material approved by the EPA is brought onto the site.	Records sighted.	Records should be made available to the Certifier on request.	The records will be made available to the Certifier upon request.	Ongoing.
C31	Waste classification.	Types of waste listed in monthly Waste Management Records have pre-classification as general solid waste and do not require preparation of waste classification documentation.	Waste classification documentation is not required.	Compliance with this condition will continue.	Ongoing.
APX3	Incident notification timing.	Item is considered complaint noting continuous consultation with Council.	No action.	In the unlikely event of another incident, compliance with this condition will continue.	Ongoing.
AN6	Approval from electricity and gas providers.	Ausgrid certification number has been provided.	Written advice from telecommunications and gas carrier to be provided in subsequent Audit.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
AN11	Handling of asbestos waste.	No asbestos handling or removal has been conducted during the Audit period. One asbestos conduit is required to be removed.	Consultation with SafeWork NSW regarding handling of asbestos waste for removal of the conduit is required.	Built will undertake consultation with SafeWork NSW regarding the handling of asbestos waste.	29-Oct-21
EIS11	Vibration monitoring during basement construction.	Monitoring was undertaken for the shoring works.	No further vibration monitoring required as the CNVMP only requires monitoring should complaints be received.	Monitoring will be undertaken should complaints be received.	Ongoing.
CEMP2.5	Structural certification for temporary cranes.	Records sighted during Audit. No B-Class hoardings, man and material hoists, or edge protection required at this phase.	Install B-Class hoardings, man and material hoists, or edge protection when required.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
CEMP3.2	B-Class hoarding.	B-Class hoarding not yet required to be installed.	Install B-Class hoarding when required.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
CEMP4.1.5	Tower façade visual mock-up.	Approval for façade prototype/visual mock-up has not yet been issued.	Approval of visual mock-up to be issued when relevant.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
CEMP5.4	Waste management measures.	Types of waste listed in monthly Waste Management Records have pre-classification as general solid waste and do not require preparation of waste classification documentation.	Waste classification documentation is not required.	Compliance with this condition will continue.	Ongoing.
CEMP5.5.2	Erosion and sediment controls.	Majority of measures were installed with the exception of three items due to very minimal risk.	Auditor considered reasons for absence of three sediment control items is acceptable.	No action required. Additional measures will be installed if considered appropriate.	Nil.
CWMP	Recycling and recovery, and monthly waste reports.	Types of waste listed Purple Cow report have pre-classification as general solid waste and do not require preparation of waste classification documentation.	Waste classification documentation is not required.	Compliance with this condition will continue.	Ongoing.
CWMP	Waste handling.	Types of waste listed Purple Cow report have pre-classification as general solid waste and do not require preparation of waste classification documentation.	Waste classification documentation is not required.	Compliance with this condition will continue.	Ongoing.
ESCP	Install erosion and sediment controls outlined in the CSWMP.	Majority of measures were installed with the exception of three items due to very minimal risk.	Auditor considered reasons for absence of three sediment control items is acceptable.	No action required. Additional measures will be installed if considered appropriate.	Nil.
FERP	Evacuation drills.	Evacuation drill to be completed in the next few weeks.	Evidence of evacuation drill to be provided.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
EMP	Water management measures.	Majority of measures were installed with the exception of three items due to very minimal risk.	Auditor considered reasons for absence of three sediment control items is acceptable.	No action required. Additional measures will be installed if considered appropriate.	Nil.
EMP	Acid sulfate soils / contaminated soils / surface and groundwater.	Compliance records were sighted.	Asbestos removal plan and register to be prepared by competent person for removal of asbestos conduit. Clearance certificate to be provided also.	Walker and Built will provide relevant compliance documentation to Zoic during next IEA.	29-Oct-21
EMP	Waste management	Compliance records were sighted.	Waste classification documentation is not required.	Compliance with this condition will continue.	Ongoing.