

15 December 2023

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

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

Dear Ms Fishburn,

1. SSD-9831, determined by the then 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 Bankstown Developments Pty Ltd (Walker) engaged Geosyntec Consultants Pty Ltd (Geosyntec) to conduct an Independent Environmental Audit (IEA) for the operation of the development. The project's fourth and final construction IEA was undertaken on 15 November 2022.
3. As required by condition 40 of SSD-9831, the IEA was conducted in accordance with the requirements of DPIE's *Independent Audit Post Approval Requirements* (May 2020).
4. A total of 193 items were reviewed by Geosyntec under the SSD-9831 consent conditions. 66 items were assessed as compliant, 125 items were assessed as not triggered, and two items were assessed as non-compliant.
5. A total of 43 items were reviewed by Geosyntec under implementation and compliance with the development's operational environmental management plans. 29 items were assessed as compliant, 14 items were assessed as not 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 can be found in **Appendix A**.
7. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at taylor.cole@walkercorp.com.au or 02 8273 9657.

Yours faithfully,

Walker Bankstown Developments Pty Ltd



Taylor Cole
Town Planner

Appendix A

Response to Auditor's Recommendations

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

Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A29 of the consent conditions.	Walker acknowledges the requirements of this recommendation and will review the strategies, plans and programs that require review within the specified timeframes. Documentation will be submitted to DPE and the Certifier as required.	1 March 2024
A copy of this IEA and UWS and/or Walker's response must be uploaded to the public website following completion of this IEA.	A copy of this IEA and Walker's response will be uploaded to the WSU Bankstown City Campus project website following the completion of this IEA.	18 December 2023
Future operational audits prior to cessation must be conducted within 3 years of the current audit.	If DPE deems it necessary to undertake future operational audits, the next audit will be conducted within three years of 8 December 2023 (the date the IEA report was issued).	30 November 2026
As per the recommendation by TfNSW: <ul style="list-style-type: none"> • 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. 	Walker and WSU acknowledge the requirement of this recommendation and will organise for car parking surveys, and a parking management strategy to be undertaken accordingly.	5 March 2024
A Travel Demand co-ordinator for the Campus should be nominated and an annual travel survey shall be conducted.	Walker and WSU acknowledge the requirement of this recommendation and will seek to appoint a Travel Demand co-ordinator and conduct annual travel surveys.	5 March 2024
Inspection of pit and pipe network should be conducted in accordance with the Stormwater Quality Management Plan. Inspection of OceanGuards should also be conducted.	Walker acknowledges the requirement of this recommendation and will organise pit and pipe network inspections and OceanGuard inspections in accordance with the Stormwater Quality Management Plan.	5 March 2024

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
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 <p>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.</p> <ul style="list-style-type: none"> 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. - 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>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>	<p>Walker acknowledges that not all construction was complete when WSU first occupied the building on 6 March 2023.</p> <p>However, at the commencement of operation of Basement 2 to Level 10 on 6 March 2023, the Completion Certificate for Levels 11 to 19 had been obtained and the minor works still occurring were generally defect rectification.</p> <p>The Completion Certificate for the central atrium and outdoor terraces from level 5 upwards was obtained ten days later. The doors to these terraces and atrium were locked at all times until their completion on 16 March 2023.</p> <p>The design approval and delivery of the Yarning Circle took longer than originally anticipated. Hoarding was installed on the Level 3 terrace to secure the Yarning Circle and was not removed until the Completion Certificate was obtained.</p> <p>The Completion Certificate for the external areas immediately adjoining the building to the east and south was delivered later than planned due to the hoarding and public domain works occurring in Appian Way under the separate public domain DA. Hoarding was also installed along this area to</p>	N/A

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
		<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>prevent access to the construction areas.</p> <p>All areas where minor construction was still occurring were secured and isolated by hoarding or locked doors. The works still occurring under the SSD consent were generally occurring at night and not while the building was occupied.</p> <p>Walker can amend the approved Staging Report to reflect the actual timeline of operation if deemed necessary by DPE.</p>	
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<p>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).</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Walker letter to DPE (19 October 2023). The letter is a notification of non-compliance to Condition C40 in the SSD 9831. 	<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</p>	<p>Walker acknowledges that this operational audit was not conducted within the required timeframe.</p> <p>There was a misunderstanding around the timing of the operational audit – Walker had understood that the audit would not be triggered until all stages of the building were operational. Hence, it was completed in December and not September. The audit was</p>	30 November 2026

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
		<ul style="list-style-type: none"> - 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. 	<p>the final OC was obtained on 8 August 2023).</p> <p>Recommendation: Future operational audits prior to cessation must be conducted within 3 years of the current audit or as directed by Planning Secretary</p>	<p>instead completed within 26 weeks of the commencement of operation of Stage 2.</p> <p>A fifth construction audit was not conducted as Walker had understood that the commencement of operation of Stage 1 triggered the end of construction audits. This was an administrative error that was interpreted incorrectly.</p> <p>If DPE deems it necessary, Walker can complete any future operational audits based on the date of the commencement of operation of Stage 1, which is 6 March 2023. Thus, if required, the next operational audit in three years' time would be due by 5 March 2026.</p>	
<p>Green Travel Plan – Sections 3.2 & 7</p>	<ul style="list-style-type: none"> - 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) 	<p>17/10/2023:</p> <p>Observation:</p> <ul style="list-style-type: none"> - A boom gate was observed at the car park, which restricts parking for WSU staff and visitors. <p>Record Sighted:</p> <ul style="list-style-type: none"> - 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. 	<p>Recommendations: As per the recommendation by TfNSW:</p> <ol style="list-style-type: none"> 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. 	<p>Walker and WSU acknowledge the requirement of this recommendation and will organise for car parking surveys, and a parking management strategy to be undertaken accordingly.</p>	<p>5 March 2024</p>

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
Green Travel Plan – Sections 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 	17/10/2023: Observation: <ul style="list-style-type: none"> - Travel information brochure and posters were observed at the Reception area. Interview: <ul style="list-style-type: none"> - Walker (TC) stated that WSU has organised a 'walking bus' initiative for staff and students to travel to the train station safely. 	While the audit indicates that a Walker/UWS implemented the GTP, no dedicated person has been appointed as a travel demand co-ordinator. Recommendation: A Travel Demand co-ordinator for the Campus should be nominated and an annual travel survey shall be conducted.	Walker and WSU acknowledge the requirement of this recommendation and will seek to appoint a Travel Demand co-ordinator and conduct annual travel surveys.	5 March 2024 Ongoing
Stormwater Quality Management Plan – Section 3	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. Inspections should as a minimum: <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. 	17/10/2023 Record sighted: <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. Interview: <ul style="list-style-type: none"> - Walker (PP) stated annual inspection has not yet been triggered. 	Recommendation: Inspection of pit and pipe network should be conducted in accordance with the Stormwater Quality Management Plan.	Walker acknowledges the requirement of this recommendation and will organise pit and pipe network inspections in accordance with the Stormwater Quality Management Plan.	Ongoing

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
	Typical maintenance procedures that would need to be undertaken include: <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. 				
Stormwater Quality Management Plan – Section 4.1	The proposed site treatment will utilise OceanGuard filter baskets by Ocean Protect. 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.	17/10/2023: Interview: - Walker (PP) stated that Walker Facilities Manager stated that this has not yet been conducted and the frequency of inspection is recommended only.	Recommendation: Inspection of OceanGuards should be conducted.	Walker acknowledges the requirement of this recommendation and will organise OceanGuard inspections and maintenance in accordance with the Stormwater Quality Management Plan.	Ongoing
Stormwater Quality Management Plan – Section 4.2	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.	17/10/2023: Interview: - Walker (PP) stated that Walker Facilities Manager stated that this has not yet been conducted and the frequency of inspection is recommended only.	Recommendation: Inspection of OceanGuards should be conducted.	Walker acknowledges the requirement of this recommendation and will organise OceanGuard inspections and maintenance in accordance with the Stormwater Quality Management Plan.	Ongoing