



22 December 2021

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

Dear Ms Fishburn,

**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 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 19 November 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 Geosyntec under the SSD-9831 conditions of consent. 111 items were assessed as compliant, 27 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. 73 items were assessed as compliant, 2 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 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](mailto: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 'ML', with a small dot at the end.

**Madeleine Lloyd**  
Town Planner

**Walker Bankstown  
Developments Pty Ltd**  
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## Appendix A

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### Response to Auditor's Recommendations

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

Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
Water containing paint residue should be allowed to evaporate or collected by a licenced liquid waste contractor for offsite disposal.	The Principal Contractor (Built) will allow water containing paint residue to evaporate or be collected by a licenced liquid waste contractor for offsite disposal.  Documentation will be submitted to Geosyntec in their next IEA.	Ongoing
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 and Built acknowledge 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 Geosyntec in their next IEA.	30 April 2022
A copy of this IEA and Built'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 website following completion of this IEA.  Documentation will be submitted to Geosyntec in their next IEA.	30 April 2022

**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
<b>A18</b>	External walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	15/11/2021 Record Sighted:  - Walker state that the façade crown building works certificate is yet to be issued and will be checked in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B5</b>	BCA compliant façade materials.	15/11/2021 Record Sighted:  - Walker state that the façade crown building certificate is yet to be approved - construction of this component has not yet been started.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B12</b>	Outdoor lighting	15/11/2021 Record Sighted:  - Lighting installation works are yet to commence. This is to be checked in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
<b>B27</b>	Noise monitoring during installation of mechanical plant and equipment.	19/11/2021 Interview: - The construction is not up to the installation of mechanical plant and equipment.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B29</b>	Landscape and public domain plans.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B30</b>	Landscape plans.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B31</b>	Landscape plans.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B40</b>	Approval for the operational waste storage areas.	15/11/2021 Record Sighted: - Walker state that fit out has not commenced. This condition will be assessed in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B42</b>	Public domain works consultation.	15/11/2021 Record Sighted: - Walker state that landscaping/public domain works have not commenced. This condition will be assessed in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>B43</b>	Design for digital art solutions.	15/11/2021 Record Sighted: - Walker state that fit out has not commenced. This condition will be assessed in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
<b>C32</b>	Waste disposal.	19/11/2021 Observation: A drum containing water with water based paint (from hoarding painting) connected to another drum was reportedly let to drain into the gravel.	Water containing paint should not be drained into the gravel or stormwater, but should be allowed to evaporate or disposed of as liquid waste by a licenced contractor.	Built as the Principal Contractor for the project acknowledge Geosyntec's recommendations, and all future paint water will be either allowed to evaporate or disposed of as liquid waste by a licenced contractor.  Documentation will be submitted to Geosyntec in their next IEA.	30 April 2022
<b>C35</b>	Lighting requirements.	15/11/2021 Record Sighted: - Walker state that lighting works has not commenced. This condition will be assessed in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>C36</b>	External lighting maintenance standards.	15/11/2021 Record Sighted: - Walker state that lighting works has not commenced. This condition will be assessed in the subsequent audit.	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022
<b>CEMP3.7.1</b>	Partial road closure for crane dismantling.	Crane dismantling to occur at a later date. This condition is not yet triggered.	To be reviewed in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during the next IEA.	30 April 2022
<b>FERP</b>	Evacuation drills.	19/11/2021 Interview: - Built states that due to COVID-19, evacuation drills cannot currently performed as the restrictions do not allow congregations of the number of people that would be involved in the drill.	The Auditor considers that the justification provided by Built on the absence of evacuation drills is acceptable.	If the COVID-19 restrictions allow, Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	30 April 2022

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
<b>EMP</b>	Paint disposal / trade waste licence.	19/11/2021 Observation / Interview - A drum containing water with water based paint (from hoarding painting) connected to another drum, which was reportedly let to drain into the gravel.	Water containing paint should not be drained into the gravel or stormwater, but should be allowed to evaporate or be disposed of as liquid by a licenced contractor.	Built as the Principal Contractor for the project acknowledge Geosyntec's recommendations, and all future paint water will be either allowed to evaporate or disposed of as liquid waste by a licenced contractor.  Documentation will be submitted to Geosyntec in their next IEA.	30 April 2022