

27 June 2022



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

Dear Mr Cassel,

**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 third IEA for the project was undertaken on 17 May 2022.
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. 97 items were assessed as compliant, 40 items were assessed as non-triggered, and one item was 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. 60 items were assessed as compliant, 15 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 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
Senior 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
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.	14 September 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 June 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
A18	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	17/05/2022 Record Sighted: - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	18 November 2022
A29	Within three months of: (a) (b) (c) the submission of an Independent Audit under condition C43; (d) (e)	The condition was considered non-compliant as no evidence of notification of review of the strategies, plans and programs required under this consent was available within 3 months of the Second IEA on 16 December 2020. Built and Walker stated that the plans were reviewed and the following plans	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 acknowledge this non-compliance and confirm the strategies, plans and programs under the development consent will be reviewed within three months of submission of this IEA Report or any other items listed in condition A29 of SSD-9831.	14 September 2022

Condition Number	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action Taken / Response (as applicable)	Proposed Action Due Date
		<p>were updated just prior to the last Audit:</p> <ul style="list-style-type: none"> - Acoustic Logic (17 November 2021) Construction Noise and Vibration Management Plan. - Urbis (November 2021) Community Communication Strategy Western Sydney University - Bankstown City Campus. - Email DP&E to Walker on the Updated Community Consultation Strategy (28/4/2022) confirming they have no comments. 		Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	
B5	BCA compliant façade materials.	<p>15/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - Group DLA (11 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC3a - Facade - Crown Building Works Certificate - Group DLA (02 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC4 – Base Building interior fitout & finishes. - Group DLA (21 Mar 2022) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC6 – Internal Fit Out (B2-Level 9). 	To be checked in subsequent audit.	Walker and Built will provide relevant compliance documentation to Geosyntec during next IEA.	18 November 2022