



**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**



Western Sydney University – Bankstown, 74
Rickard Road, Bankstown NSW

Walker Corporation Pty Ltd
16 December 2021

21068 R3

Quality Management

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Signature	DRAFT	
Reviewed by	Rebeka Hall (Lead Auditor)	Rebeka Hall (Lead Auditor)
Signature	DRAFT	
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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec), was engaged by Walker Corporation Pty Ltd (Walker) to conduct an Independent Environmental Audit (IEA) of the development site, located on 74 Rickard Road, Bankstown NSW 2200 ('the site'), which is also referred to as Western Sydney University Bankstown City Campus. The appointed Principal Contractor is Built, and the Applicant for the project is Walker.

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of 3,378 m².

This audit is the second IEA of the construction phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance to SSD conditions for the construction phase.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C39 to C44 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD 9831) ('SSD Approval') issued 18 February 2021 and Modification dated 8 April 2021.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 19 November 2021.

A total of 138 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 111 items
- Number of non-compliances = 0 items
- Number not-triggered = 27 items

A total of 75 items were assessed as part of reviewing the implementation and compliance with the development's construction environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 73 items
- Number of non-compliances = 0 items
- Number not-triggered = 2 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

Table of Contents

1	Introduction	1
2	Audit Methodology	4
3	Audit Findings	6
4	Recommendations and Opportunities for Improvements	17
5	Limitations	18

Appendices

Appendix A	Figures
Appendix B	Auditor Declaration
Appendix C	Correspondence
Appendix D	Record of Meeting and Agenda
Appendix E	Photographs
Appendix F	Audit Table

Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Zoic prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment (previously DP&E)
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPIE or delegate.
NSW CoA	NSW DPIE Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.

Term	Description
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec), formerly Zoic Environmental Pty Ltd (Zoic), was engaged by Walker Corporation Pty Ltd to conduct an Independent Environmental Audit (IEA) of the development site, located on 74 Rickard Road, Bankstown NSW 2200 ('the site'). Built is the appointed building contractor. The development is also referred to as the Western Sydney University Bankstown City Campus.

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of 3,378 m².

1.1 Background

The development site is located within the CBD of Bankstown, fronting Rickard Road. The site is in close proximity to a number of regionally significant facilities and amenities including the Bankstown Community Services Centre, Canterbury-Bankstown Council, Bankstown Library and Knowledge Centre and Bankstown Train Station.

The site use prior to redevelopment comprised a car park and landscaped areas.

The proposed development comprises:

- Construction of a 19-storey building over two levels of basement parking
- University educational uses including learning spaces, research, library, administration and ground level plantings
- Landscaping works, including plantings on terraces within the building and ground level plantings
- Associated road and public domain works, including upgrade of The Appian Way and Rickard Road footpath

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Rebeka Hall	Lead Environmental Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSci (Hons) (Geology)
Dr Cheryl Halim	Auditor /Auditor Technical Specialist <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) • BE (Chemical) • PhD (Chemical Engineering)
Jack Braithwaite	Auditor Assistant <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11284551-7383766) • BSc (Hons) (Biochemistry and Molecular Biology)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase for the approved development. This audit is the second Construction Audit, completed within 6 months of the initial IEA (dated 9 June 2021).

The construction of the project is anticipated to be 18 months, with completion targeted by October 2022.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C39 to C44 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 9831) ('SSD Approval') issued 18 February 2021, which state:

C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> a. review and respond to each Independent Audit Report prepared under condition C40 of this consent; b. submit the response to the Planning Secretary and the Certifier; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
C43	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA include:

- Physical boundary: The site is 3,378m² and located within Lot 15 in DP1256167. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a construction site. During the Audit observations were made of the surrounding area.
- Temporal boundary is for the duration of the construction phase. Construction is anticipated to be 18 months, with completion target of October 2022.

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9831 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to be evaluated during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPIE, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

1.5 Audit Period

This Audit comprises the second IEA for the site and covers a review of environmental performance from the first audit (9 June 2021) up until the site inspection conducted on 19 November 2021.

1.6 Environmental Representative

Built was engaged by Walker to conduct building construction works.

Alessandro Serratore (Built) – Senior Project Engineer, the Environmental Representative for this Audit) assisted Geosyntec during this Audit process.

Madeleine Lloyd from Walker also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPIE

The Environmental Audit team was notified and approved by DPIE in a letter dated 12 April 2021 and an email dated 23 April 2021, respectively. Copies of this correspondence is provided in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Zoic (28 May 2021) Independent Environmental Audit Program for 74 Rickard Road, Bankstown NSW 2200 (Ref: 21068 R1 Audit Program SSD9831 WSU 28May21) ('Audit Program') was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems. The Audit program provides the Audit scope, as listed in Section 1.4 of this report.

2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of the Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of the Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted onsite on 19 November 2021. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during the site inspection) and post site inspection follow up.
- Site walkover and inspection of environmental controls.
- Review of complaints registers for the project.

2.3.3 Closing Meeting

The closing meeting was held on 24 November 2021. It was agreed that the closing meeting could be conducted via email correspondence. Geosyntec provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit. A copy of this correspondence is included in Appendix C.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 9 December 2021.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 16 December 2021.

2.4 Interviews

Interviews with construction project personnel were conducted on 19 November 2021 with the following:

- Alessandro Serratore (Built – Senior Project Engineer, Environmental Representative for this Audit)
- Marcus Ingegneri (Built – Cadet)
- Hugo Walker (Walker Corporation – Cadet)
- Madeleine Lloyd (Walker Corporation – Town Planner)
- Patrick Polomka (Walker Corporation – Project Manager)

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim and Rebeka Hall on 19 November 2021, accompanied by the Built Site Manager, Michael Clamp. The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DPIE, Canterbury Bankstown Council (Council), Sydney Water, Ausgrid and Telstra via the Project Portal or direct email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggerred	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggerred."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Urbis (24 October 2019) Environmental Impact Statement Western Sydney University Bankstown City Campus.
SSD 9831 Development Consent	SSD 9831 dated 18 February 2021.
B10 Community Communication Strategy	Urbis (2 March 2021) Community Communication Strategy, Western Sydney University – Bankstown Campus.
B15 Construction Environmental Management Plan	Built. (May 2021) Western Sydney University, Bankstown – Construction Environmental Management Plan (CEMP) (Rev 5). The CEMP has some attached subplans that address other conditions and as such are discussed below Review of the CEMP also included review of: <ul style="list-style-type: none"> • Built (March 2021) Health Safety & Environment Management Plan, Western Sydney University – Bankstown City Campus. • Built.Safe (10 June 2021) WSU – Bankstown City Campus (BVC) Appendix 11 to HSE Plan, Environmental Management Plan. • Built (August 2020) Pandemic Response Plan COVID-19.
B17 Construction Traffic and Pedestrian Management Plan	Arup (12 March 2021) SEARs (SSD 9831) – Construction Pedestrian and Traffic Management Plan. The plan states that it also addresses the requirement for Condition B25 a Construction Worker Transport Strategy.
B18 Construction Noise and Vibration Management Plan	Acoustic Logic (10 March 2021) Western Sydney University, Bankstown – Construction Noise and Vibration Management Plan.
B19 Construction Waste Management Plan	Appendix B of the Built CEMP is the Purple Cow (Undated) Waste Management Plan.
B20 Construction Soil and Water Management Plan	Warren Smith Consulting Engineers (2 July 2021) Soil and Water Management Plan Rev2.
B21 Flood Emergency Response Plan	Bonacci (11 June 2021) Western Sydney University Bankstown City Campus Development – Flood Emergency Response Plan (Rev E).
B22 Driver Code of Conduct	Built.Safe (23 February 2021) Heavy Vehicle Driver Code of Conduct (Rev A)
B25 Construction Worker Transport Strategy	No individual document provided. The CTPMP (Condition B17) states that requirements of the Construction Worker Transport Strategy (CWTS) are addressed in Section 3.7 of the plan. The strategy briefly addresses worker transport to site.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 138 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 111 items
- Number of non-compliances = 0 items

- Number of non-triggered = 27 items

A total of 75 items were assessed as part of reviewing the implementation and compliance with construction environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 73 items
- Number of non-compliances = 0 items
- Number of non-triggered = 2 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Council provided one notice during the Audit period, as presented in Table 3.2.

Table 3.2. Agency Notices

Date Received	Nature of Complaint	Built's Response	Auditor's Comment
28 October 2021	Email from Council regarding complaint regarding restricted sight lines from vehicles leaving BLaKC driveway.	<p>The Auditor observed:</p> <ul style="list-style-type: none"> • Walker (28 October 2021) Western Sydney university Bankstown City Campus SSD-9831 Notice of Incident and email to DPIE dated 3 November 2021 showing the submission of notification. • Built (2 November 2021) WSU Bankstown City Campus SSD-9831 – Incident notification, which indicates the following investigation: <ul style="list-style-type: none"> - <i>'The white structure is a generator which has been in place since 17 May 2021 and until now, no complaints have been received. The generator is set back from the kerb which provides opportunity for a driver to view along Rickard Road to oncoming traffic.'</i> - <i>'The black roofed structure was a temporary shelter for traffic controllers and has been relocated following receipt of the complaint which opens up the line of sight along Rickard Road (this was reportedly done on 29 October 2021).'</i> - <i>'The concrete jersey kerbs protecting the scaffold on the edge of the site will be removed on 3 November and the "Pedestrians" signage on the fence will be lowered to sit below the line of sight of a driver.'</i> • DPIE proof of lodgement of Notification of Incident. • Email from DPIE on 3 November 2021 stating, <i>'The Department has no comments on the document at this time.'</i> 	The Auditor considers Built's corrective action addressed the nature of the complaint to prevent a similar occurrence.

3.4 Discussion of Non-Compliances

There were no non-compliances identified.

3.5 Assessment from Previous Audits

Details of recommendations from the previous audit and how they were addressed or adopted are provided in Table 3.3.

Table 3.3. Assessment of Previous Audits

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
The Warren Smith Consulting Engineers (2 July 2021) Soil and Water Management Plan Rev2 should be updated to include details of how wet-weather events will be managed on-site and the plan should be submitted to Council for comment followed by submission to DPIE.	Warren Smith Consulting Engineers have revised the soil and water management plan: Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev3) was provided for review and includes procedures for wet weather events. The plan was submitted to Council for comment and submitted to DPIE.	The Auditor considers that this item is closed.
An asbestos conduit that requires removal. An asbestos removal plan and asbestos register should be prepared by a competent person for removal of the asbestos conduit. Following removal, an asbestos clearance certificate must be provided.	Walker provided the following documents: <ul style="list-style-type: none"> • JBS&G (17 November 2021) Asbestos Management Plan which includes an Asbestos Register as an appendix. • JBS&G (19 November 2021) Asbestos Clearance Advice – UF01-2, WSU Bankstown City Campus Development, 74 Rickard Road, Bankstown. 	The Auditor considers this item is closed.
Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of the IEA Report or any other items listed in Section A29 of the consent conditions.	Walker provided the following documentation: <ul style="list-style-type: none"> • Built (26 August 2021) Letter “WSU Bankstown City Campus SSD-9831: Site Management Plans – Periodic Review” 	The Auditor considers this item is closed.
As requested by Council, a mirror to be installed on the hoarding at the painted crossing at The Appian and Civic Drive.	A mirror was installed on the hoarding at the painted crossing at The Appian and Civic Drive.	The Auditor observed this item and considers this item is closed.
Council approval of the CNVMP will be sighted in subsequent Audit.	Walker provided the following documentation: <ul style="list-style-type: none"> • Email from Council dated 8 December 2021 stating they have acknowledged the receipt of the CNVMP. 	The Auditor observed this item and considers this item is closed, noting that Council did not provide any comment on approval but this is not required under the SSD consent.
A copy of this IEA and Built's response must be uploaded to the public website following completion of this IEA.	The previous IEA and response have been uploaded to the public website.	The Auditor considers this item is closed.
All other recommendations made in the Audit Table (Appendix F) are implemented.	All other recommendations have been addressed in relevant sections within the Audit Table (Appendix F).	The Auditor considers these items are closed where applicable.

3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DPIE, Council, Sydney Water, Ausgrid, and Telstra. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- No response was received from Sydney Water and Telstra.
- Ausgrid and Council did not have any additional concerns which needed to be included in the Second Audit.
- DPIE did not have any additional item requiring audit but asked the Auditor to pay attention to out of hours work.

Stakeholder feedback and Geosyntec's assessment findings are presented in Table 3.4.

Table 3.4. Consultation with Stakeholders and Evaluation Findings

Agency	Feedback	Document Supplied by Built	Geosyntec's Assessment
DPIE	Council correspondence dated 10 November 2021 required a review of any out-of-hours works (i.e. any works undertaken outside the hours specified under Condition C5 of SSD 9831)	Email records indicated that Council approval was obtained for the closure of BLAKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.	Appropriate procedures were taken and approvals sought for the out of hours work for the delivery of materials.

3.9 Complaints and Management of Complaints

Built provided a complaints register, which is also available online at the Project website <<https://wsubankstown.walkercorp.com.au/>>. There was one complaint within the current Audit period as outlined in Section 3.3. The complaint has been adequately addressed.

3.10 Incidents and Management of Incidents

The complaint listed in Section 3.9 and notified by Council (as listed in Section 3.3) was reported as an incident. Based on the discussion in Section 3.3, the Auditor considers that the incident has been addressed with the corrective action implemented.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F with key findings summarised in Table 3..

Table 3.5. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Boundary	The construction occurs within the boundary approved by development consent.	Site hoardings are within the boundary of Lot 15 and 16 DP1256167 (see Figure 2), noting that the site office is located partially on Lot 16 with construction occurring only within Lot 15. Based on the information provided by Built and Walker, they have Council approval to partially occupy Lot 16.
Built Form and Urban Design	Ongoing consultation and engagement with Council in relation to relevant strategic design projects underway in the vicinity of the site.	<ul style="list-style-type: none"> Based on the information provided, there is regular consultation with Council. It is noted that public domain works are yet to be agreed on. This item is not considered to be environmental component of the development.
Traffic and transport	The Auditor also assessed implementation of the Transport Management and Accessibility Plan.	<ul style="list-style-type: none"> ARUP (12 March 2021) Construction Pedestrian and Traffic Management Plan was prepared to manage traffic and pedestrian movement during construction work. Construction traffic access and flow were observed to be adequate. Traffic controllers were observed. Traffic plan signage was observed on-site and provided in site induction material. No occurrence of soil/silt observed on public roads at the time of the site inspection (19 November 2021). One complaint reported during the audit period (also reported as an incident) which has been discussed and closed out in Section 3.3.
Contamination	The EIS requires an unexpected finds protocol, a waste classification assessment prior to disposal of any fill, and management of hazardous building materials in accordance with NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and guidelines.	<ul style="list-style-type: none"> Based on the interview with Built, there were no unexpected finds related to contamination (including asbestos) at the site to date other than a section of redundant asbestos piping that was removed. The removal of the asbestos pipe was conducted under an Asbestos Management Plan and a clearance certificate issued following the removal. Diesel fuel for the crane generator is stored within a bunded container on a sealed surface. Built's fuel storage was observed within a flammables locker on a sealed surface. Removal of fill was part of Early Works package and not associated with the current SSD.

Environmental Aspect	Requirement	Auditor's Review
Flooding	Flood management procedures in the Flood Emergency Response Plan are to be implemented.	<ul style="list-style-type: none"> Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development – Flood Emergency Response Plan (FERP) was prepared to manage potential flooding. No heavy rain has occurred during the Audit period that required implementation of this plan.
Hazard and Risk	Safety and structural recommendations within the Dangerous Goods Assessment will be incorporated into the development at construction certificate stage. These include the formulation of appropriate emergency response procedures and equipment (protective gear and a wash down areas) along with the formulation of appropriate transport procedures.	<ul style="list-style-type: none"> Observations onsite indicate appropriate implementation of CEMP, which considers the hazards and risks of activities. Built (March 2021) Health Safety & Environmental Management Plan was sighted.
Aeronautical	Crane height to be in accordance with appropriate approval from Bankstown Airport OLS.	<ul style="list-style-type: none"> Department of Infrastructure, Transport, Cities and Regional Development Decision Under the Airports (Protection of Airspace) Regulations 1996 dated 11 May 2021 was sighted, which provides approval for crane height: <ul style="list-style-type: none"> To a maximum height of 108.1m AHD from 13 May 2021 to 30 November 2021; To a maximum height of 125m AHD from 1 December 2021 to 28 February 2022. The approval also comes with various conditions. The following have been reviewed: <ul style="list-style-type: none"> The crane must be obstacle marked in alternating orange and white bands as per SSD consent. Photos of lighting on the crane were sighted. Based on the information provided by Walker, the lighting is checked as being operational at each days' pre-start inspections. No reports have been received from SMA advising the light is not operational. An email notification dated 12 May 2021 from Built to AirspaceProtection@syd.com.au, Air Services Australia, Council and SMA stating the intent to erect the crane on 13 May 2021. The Auditor notes that this is less than the 2-day notice requirement. An email notification dated 2 June 2021 from Built to SMA was sighted, stating that as installed survey height of the crane at RL 100.650m, was below the maximum approval height of 108.1mAHD.
Stormwater	<p>Appropriate mitigation measures have been incorporated to manage water quality and quantity, including an OSD basin. Sediment and erosion control measures will be implemented during the demolition and construction phases to avoid downstream impacts.</p> <p>Additionally, the Auditor also assessed implementation of the Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan Rev3.</p>	<ul style="list-style-type: none"> Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan Rev3 was prepared to manage stormwater during construction work. Surface water collected within the excavation was allowed to infiltrate back into the soils. It is noted that excavation has been completed and building has been constructed to about level 3. Based on the information provided by Built during the site audit, the site process water (e.g. concrete water) is not discharged to sewer. Concrete rinse water is collected and reused for later batched. Wastewater from site amenities is connected to sewer. Based on the information from Built, the only on-site refuelling activity is associated with the crane, which occurs in the sealed area adjacent to the crane. Other plant is refuelled offsite. Erosion and sediment controls were observed on the stormwater drains outside the site boundary and along the site hoarding. No sediments were observed in stormwater drains.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> During the Audit, a drum containing water with water based paint residue (from recent hoarding painting) was connected to another drum, which was reportedly let do drain into the gravel. The Auditor recommends that water containing paint residue should not be drained into the gravel or stormwater, but should be allowed to evaporate or disposed of as liquid waste by a licensed contractor. No complaints reported to date regarding stormwater. No incidents reported to date regarding stormwater.
Geology	Proper vibration mitigation measures will be required to mitigate risk damage to adjoining buildings and survey monitoring of the shoring walls and adjacent buildings should be carried out to measure the vertical and lateral movements. The monitoring should be carried out using precise levelling techniques to 0.5 mm accuracy, with measurements taken on a weekly basis during the basement construction period.	<ul style="list-style-type: none"> No vibration monitoring required as the Acoustics Logic (10 March 2021) Construction Noise and Vibration Management Plan only required monitoring should complaints be received. No complaints reported to date regarding vibration.
Groundwater Measures	As the proposed basement level is below the groundwater level temporary support for excavation will be required to prevent groundwater inflow to the site to prevent the risk of large groundwater inflows which would require disposal off site and potentially drawdown of groundwater surrounding the site. During construction, dewatering, possibly by 'sump-and-pump' methods, will be required. Due to expected groundwater uplift pressure dewatering will need to continue until the dead load of the structure is sufficient to restrain the structure from upward movement.	<ul style="list-style-type: none"> Built states that there has been no groundwater intrusion to date, noting that excavation has been completed and building has been constructed to about level 3.
Structural	Recommendations of the Structural Engineer should be implemented to prevent variation in floor slopes over time due to creep and shrinking effects; building sways (deflection); building movement due to gravity loads; steel roof deflection; and crack control in slabs.	<ul style="list-style-type: none"> The following documents were sighted indicating plans/drawings comply with the SSD Conditions for the construction: <ul style="list-style-type: none"> Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive. This item is not considered to be environmental component of the development.
Infrastructure Requirements	The EIS does not provide mitigation measures. The Audit assessed ongoing consultation and design development with the relevant utility providers as part of consent requirements.	<ul style="list-style-type: none"> Consultation records with utility providers (Sydney Water, Ausgrid, Telstra) were sighted.

Environmental Aspect	Requirement	Auditor's Review
Heritage	Non-Aboriginal (European) heritage has demonstrated that the site is suitable for the proposed development. The mature vegetation around the Council Chambers will be retained and the landscaping on the proposed building will be maintained to ensure it aligns with the existing vegetated nature of the area.	<ul style="list-style-type: none"> Procedures for unexpected finds are included in the site induction material and in Section 4.1.2 of the CEMP. Based on information by Built/Walker, no heritage items were identified during the construction works. Tree protection zone (TPZ) established with appropriate cordoning.
Aboriginal Heritage	Management of any unexpected finds during the demolition and construction phases, as well as additional consultation with the local indigenous community throughout the development of the project	<ul style="list-style-type: none"> Procedures for Unexpected finds are included in the site induction material and in Section 4.1.2 of the CEMP. Based on information by Built/Walker, no Aboriginal heritage items were identified during the construction works.
BCA and Accessibility	<ul style="list-style-type: none"> A detailed BCA assessment along with an integrated Section J compliance assessment and referral to the NSW Fire Brigade due to Category 2 Fire Safety Provisions. Development and refinement of detailed DDA design requirements, such as internal fit-out design, and details of stairs, ramps, lifts, sanitary facilities and other access features 	<ul style="list-style-type: none"> The following documentation was sighted, which indicates the design documentation is in accordance with the BCA. <ul style="list-style-type: none"> Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive. Certificates will be reviewed in subsequent audits. This item is not considered to be environmental component of the development.
Noise and vibration	<ul style="list-style-type: none"> Provide the recommended minimum glazing construction set out within the Acoustic and Vibration assessment prepared by NDY. A detailed review of all external mechanical plant and equipment will be undertaken at CC stage (once plant selections and locations are finalised). Use of outdoor areas to be limited to 7am to midnight unless an acoustic assessment is conducted during the fit-out stage that considers additional noise control measures. Additionally, the Audit assessed implementation of Acoustic Logic Construction Noise and Vibration Management Plan. 	<ul style="list-style-type: none"> Built's sign-in and sign-out records were provided and maintained, which indicated work was conducted within approved hours. One instance of out of hours works had been conducted at the time of Audit which was approved by Council as the Public Authority. During the site inspection, site activities did not appear to generate excessive noise. Elevated background noise was noted along Rickard Road. There were no complaints received relating to construction noise during the Audit Period. No incidents reported to date relating to noise and vibration.
Waste	To re-use, recycle and dispose of waste. Additionally, the Audit assessed implementation of the CEMP and	<ul style="list-style-type: none"> Demolition was complete. Built confirmed that no asbestos was encountered at the time of their involvement aside from a redundant asbestos conduit which was removed and validated by JBS&G.

Environmental Aspect	Requirement	Auditor's Review
	the Purple Cow Waste Management Plan.	<ul style="list-style-type: none"> Purple Cow (waste contractor) provides monthly waste summary records. Email from the Contaminated Land Site Auditor dated 22 January 2021 confirming agreement with the Environmental Consultant for the classification of in-situ clay/shale material present at the site as Virgin Excavated Natural Material (VENM). Skip bins are available on-site where all waste is placed which is sorted off-site by Purple Cow.
Construction Impacts	The preliminary CMP will be updated to incorporate any conditions of consent imposed on the DA.	<ul style="list-style-type: none"> The CEMP has been updated and reviewed by the Auditor. DPIE can separately provide comments on the CEMP.
Dust and air quality	<p>No mitigation measures identified by EIS.</p> <p>The Audit assessed implementation of the mitigation measures provided in the CEMP.</p>	<ul style="list-style-type: none"> Excavation work had been completed at the time of the Audit, and there was no dust or odour generated. No idle equipment or vehicles observed. Built will be completing quarterly audits of the project as part of the Health Safety and Environment Plan. No complaints or incidents reported to date relating to dust and/or air quality.

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is presented in Appendix E and F and included:

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practises and condition of decanting area(s).

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Built's environmental inspection records
- Complaint records and evidence of investigation and follow up
- Communications with utility companies (Sydney Water, Ausgrid, Telstra, Jemena)
- Purple Cow monthly waste summaries
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, Walker and Built demonstrated a high level of understanding of the requirements for environmental management with exceptional record keeping.

The key strengths demonstrated in the project include:

- Built has an organised system and robust record keeping.
- It was demonstrated that both Walker and Built have a positive approach to environmental management.
- During the audit process, Walker and Built demonstrated a high level of understanding of the requirements for environmental management supported by record keeping. Where potential environmental issues were identified and flagged during the site inspection, Walker and Built demonstrated positive behaviour in rectifying such issues and were open to discussions on suggested improvements.
- Walker and Built appropriately implemented the recommendations made in the last Audit.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices onsite:

- Water containing paint residue should be allowed to evaporate or collected by a licensed liquid waste contractor for offsite disposal.
- 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.
- A copy of this IEA and Walker's response must be uploaded to the public website following completion of this IEA.

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

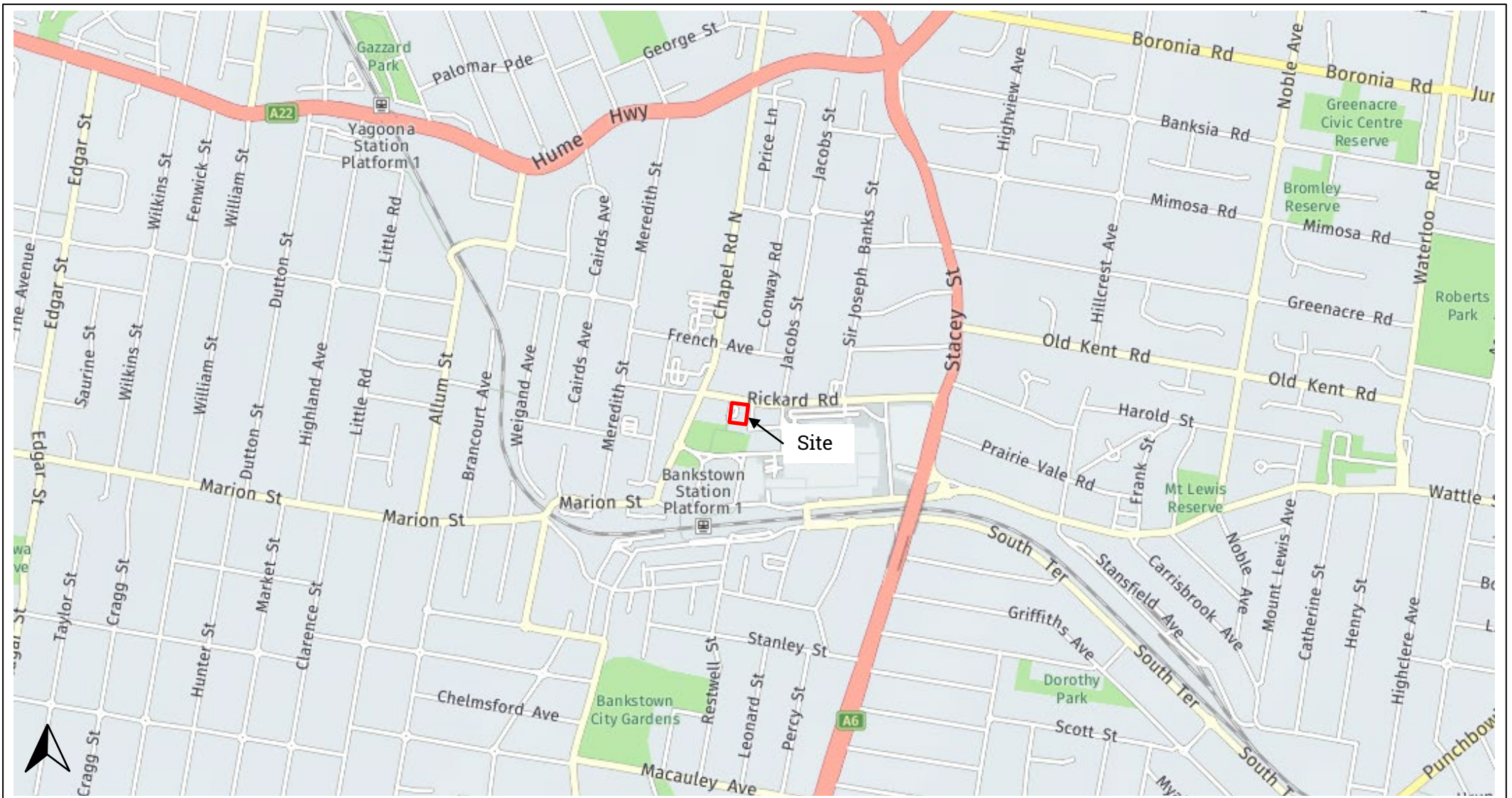
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.


All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



LEGEND

 Approximate site location

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Nearmaps.

Figure 1: Site Location Plan

Site Address: 74 Rickard Road, Bankstown NSW 2200

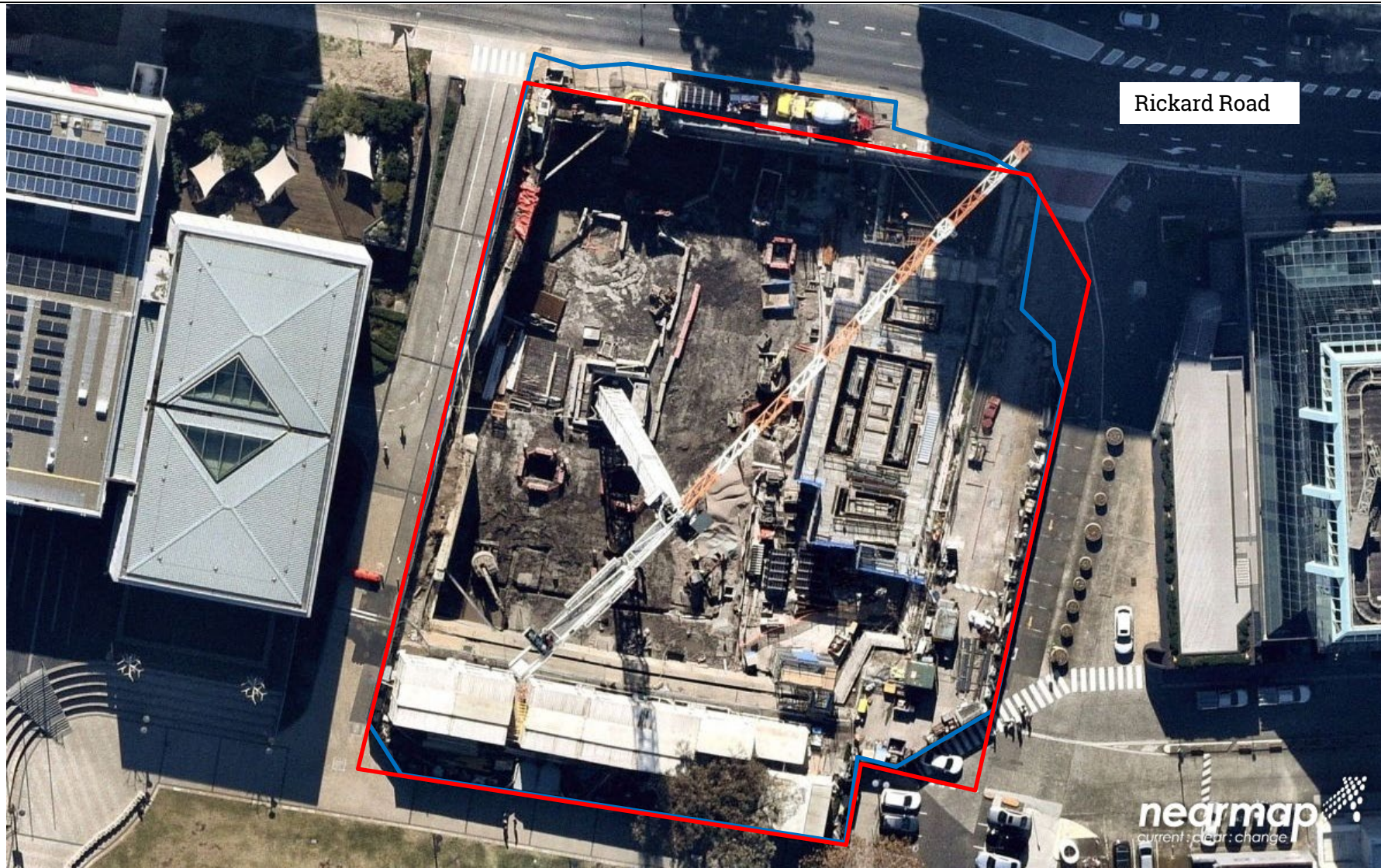
Client: Walker Corporation Pty Ltd

Job Number: 21068

Date: July 2021

NTS

Datum: GDA 1994 MGA Zone 56 - AHD



LEGEND

- The boundary of 74 Rickard Rd (Lot 15 DP 1256167)
- Approximate construction footprint (including area of parked vehicles outside the site boundary in the northern portion)

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Nearmaps.

Figure 2: Site Layout

Site Address: 74 Rickard Road, Bankstown NSW 2200

Client: Walker Corporation Pty Ltd

Job Number: 21068

Date: July 2021

NTS

Datum: GDA 1994 MGA Zone 56 - AHD

Appendix B Auditor Declaration

Independent Audit Declaration Form


Project Name	Western Sydney University Bankstown City Campus
Consent Number	SSD-9831
Description of Project	Construction of a 21-storey building (including two basement levels) for education use and associated research space, conference facilities and retail uses. Includes public domain works, landscaping and signage.
Project Address	74 Rickard Road, Bankstown NSW (Lot 15 DP 1256167)
Proponent	Western Sydney University
Title of Audit	Independent Environmental Audit Report of the Western Sydney University Bankstown City Campus
Date	16 December 2021



I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Lead Auditor	Rebeka Hall
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Name of Auditor/Technical Specialist	Cheryl Halim

Signature	
Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000
Name of Auditor Assistant	Jack Braithwaite
Signature	
Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766)• BSc (Environmental)
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000

Appendix C Correspondence



Miss Madeleine Lloyd - Town Planner
Walker Bankstown Developments Pty Ltd
Level 21 Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

23/04/2021

Dear Madeleine

**WSU Bankstown City Campus - (SSD-9831)
Independent Environmental Audit Team Proposal**

I refer to your request (SSD-9831-PA-7) for the Secretary's approval of suitably qualified persons to prepare the **Independent Environmental Audit (IEA)** for the WSU Bankstown City Campus.

The Department has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the following audit team to prepare the IEA.

In accordance with Condition C39 of SSD-9831 (the 'Consent') and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team from ZOIC Environment Pty Ltd:

- Rebeka Hall - Lead Auditor
- Cheryl Halim
- Jack Braithwaite

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Maria Divis on **02 8275 1156**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Pope', with a large, stylized initial 'J'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

25 October 2021

Ms Megan Fu / Ms Julia Pope
Department of Planning, Industry and Environment
Via Project Portal

Dear Ms Fu / Ms Pope,

Re: Consultation with DPIE for the Second Independent Environmental Audit of the Western Sydney University, 74 Rickard Road, Bankstown (SSD 9831) – Construction Phase

Geosyntec Consultants Pty Ltd (Geosyntec), formerly Zoic Environmental Pty Ltd, has been engaged by Walker Corporation Pty Ltd (Walker) to conduct Independent Environmental Audits for the construction phase of the Western Sydney University redevelopment at 74 Rickard Road, Bankstown ('the site'). The site is identified as Lot 15 DP1256167.

Conditions C39 to C44 the State Significant Development (SSD) consent (SSD 9831) requires an independent environmental audit to be conducted in accordance with the NSW Government Independent Audit Post Approval Requirement (IAPAR, 2020).

DPIE approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was provided on 23 April 2021 as part of completing the initial IEA.

In accordance with the IAPAR (2020), we are required to consult with DPIE and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if DPIE has any comments regarding environmental matters relating to the project that should be considered by the Audit team in conducting the second IEA scheduled for 19 November 2021.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Rebeka Hall
Lead Auditor
Exemplar Global AU (ISO 19011:2018)
Geosyntec Consultants Pty Ltd



Dr Cheryl Halim
Auditor
Exemplar Global AU (ISO 19011:2018)
Geosyntec Consultants Pty Ltd

From: [Gabriel Peters Shaw](#)
To: [Madeleine Lloyd](#)
Subject: Communication regarding IEA - DPIE consultation SSD-9831-PA-12
Date: Wednesday, 10 November 2021 11:04:53 AM
Attachments: [image001.png](#)

Dear Madeleine ,

Sorry about the mix up. Please refer to the below in relation to the Department's comments on SSD-9831-PA-12.

Thank you for contacting the Department with regard to the scope for the second independent audit for the Western Sydney University, 74 Rickard Rd, Bankstown project (SSD 9831). For future submissions related to the scope of an Independent Environmental Audit you can submit via email to: compliance@planning.nsw.gov.au.

The Department does not request any additional issues for inclusion within the scope of the audit that are not already captured by Section 3.3 of the IAPAR. However, we do request that the audit gives particular consideration to any out-of-hours works (i.e. any works undertaken outside the hours specified under Condition C5 of SSD 9831).

Don't hesitate to contact me if you have any questions related to this matter.

Gabriel Peters Shaw
Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment
T 02 8837 6395 | M 0499421171 | E gabriel.petersshaw@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically. If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Cheryl Halim

From: Cheryl Halim
Sent: Wednesday, 27 October 2021 1:39 PM
To: Steve.Meldrum@team.telstra.com
Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown
Attachments: Appointment of Experts_23042021_030123.pdf

Dear Steve,

Geosyntec Consultants Pty Ltd (formerly Zoic Environmental Pty Ltd (Zoic)) has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was previously provided by the DPIE on 23 April 2021 (attached).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Telstra has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit, which has been scheduled for 19 November 2021.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)

Cheryl Halim

From: Cheryl Halim
Sent: Wednesday, 27 October 2021 1:41 PM
To: ARRON.TANOAI@sydneywater.com.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown
Attachments: Appointment of Experts_23042021_030123.pdf

Dear Aaron,

Geosyntec Consultants Pty Ltd (formerly Zoic Environmental Pty Ltd (Zoic)) has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was previously provided by the DPIE on 23 April 2021 (attached).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Sydney Water has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit, which has been scheduled for 19 November 2021.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

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Cheryl Halim

From: Cheryl Halim
Sent: Wednesday, 27 October 2021 1:40 PM
To: Daniel.SMITH@cbc.city.nsw.gov.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown
Attachments: Appointment of Experts_23042021_030123.pdf

Dear Daniel,

Geosyntec Consultants Pty Ltd (formerly Zoic Environmental Pty Ltd (Zoic)) has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was previously provided by the DPIE on 23 April 2021 (attached).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit, which has been scheduled for 19 November 2021.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

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Cheryl Halim

From: Daniel Smith <Daniel.SMITH@cbccity.nsw.gov.au>
Sent: Tuesday, 16 November 2021 1:29 PM
To: Cheryl Halim
Cc: Rebeka Hall; Jack Braithwaite; Daniel Smith
Subject: RE: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic.

Hi Cheryl,

Thankyou for the phone conversation just a few moments ago, in relation to the upcoming Environmental Audit of the construction site for the WSU Campus Building at 74 Rickard Rd Bankstown.

As mentioned, I discussed this Audit with our Executive at a meeting last Wednesday 10 November 2021, and no issues, concerns or questions were raised.

I also forwarded the information / letter onto our Planning Director for his review, and if he had any comments to let me know. I have not received any to date. I also asked our Property Unit (whom have managed the site) if there were any concerns and issues, and they too had no concerns.

If I become aware of anything before Fridays' Audit, I will let you know.

Should you have any other questions, please don't hesitate to contact me.

Thankyou,
Daniel.



Daniel Smith - Team Leader Property Projects
T 9707 9097 M 0408 001 455
E Daniel.Smith@cbccity.nsw.gov.au
www.cbcity.nsw.gov.au

From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Tuesday, 16 November 2021 1:19 PM
To: Daniel Smith <Daniel.SMITH@cbccity.nsw.gov.au>
Cc: Rebeka Hall <Rebeka.Hall@Geosyntec.com>; Jack Braithwaite <Jack.Braithwaite@Geosyntec.com>
Subject: RE: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown

Good afternoon Daniel,
We issued the email below a few weeks ago. I'm wondering if you have any response for our Audit this coming Friday.

Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)

From: Cheryl Halim

Sent: Wednesday, 27 October 2021 1:40 PM

To: Daniel.SMITH@cbcity.nsw.gov.au

Cc: Rebeka Hall <Rebeka.Hall@Geosyntec.com>; Jack Braithwaite <Jack.Braithwaite@Geosyntec.com>

Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown

Dear Daniel,

Geosyntec Consultants Pty Ltd (formerly Zoic Environmental Pty Ltd (Zoic)) has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was previously provided by the DPIE on 23 April 2021 (attached).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit, which has been scheduled for 19 November 2021.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

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Cheryl Halim

From: Cheryl Halim
Sent: Wednesday, 27 October 2021 1:36 PM
To: FJentschke@ausgrid.com.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown
Attachments: Appointment of Experts_23042021_030123.pdf

Dear Fabian,

Geosyntec Consultants Pty Ltd (formerly Zoic Environmental Pty Ltd (Zoic)) has been engaged by Walker Corporation Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University 74 Rickard Rd Bankstown ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9831) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim and Jack Braithwaite as Auditors was previously provided by the DPIE on 23 April 2021 (attached).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Ausgrid has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit, which has been scheduled for 19 November 2021.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

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P: +61 (2) 9251 8070

M: +61 430 013 246

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Cheryl Halim

From: Fabian Jentschke <FJentschke@ausgrid.com.au>
Sent: Thursday, 28 October 2021 1:05 PM
To: Cheryl Halim
Cc: Rebeka Hall; Jack Braithwaite
Subject: RE: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic.

Good morning,

Is this a different Audit from the one a while back? Our position remains the same, no comments or concerns besides those included in the SER.

Fabian Jentschke

BEng (Hons Class 1) UNSW | MEngSc | MIEAust | CPEng NER

Engineer | Contestable Connections - Sydney South | AUSGRID

Building 1A, Oatley Depot, 33-45 Judd Street Oatley NSW 2223 AUSTRALIA

☎: 02 9585 5905 (Extn 35905) | 📞: 02 9585 5797 (Extn 35797) | ✉: FJentschke@ausgrid.com.au |

For Official use only

From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Wednesday, 27 October 2021 1:36 PM
To: Fabian Jentschke <FJentschke@ausgrid.com.au>
Cc: Rebeka Hall <Rebeka.Hall@Geosyntec.com>; Jack Braithwaite <Jack.Braithwaite@Geosyntec.com>
Subject: 21068 SSD 9831 Second Audit Consultation, 74 Rickard Rd Bankstown

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In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

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Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

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A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

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Appendix D Record of Meeting and Agenda

21068 L6 18Nov21 Opening Meeting 2nd audit

Second Independent Environmental Audit – Opening Meeting Agenda

Site: Western Sydney University – Bankstown Campus

SSD: 9831

Date & Time: 19 November 2021 9am onsite

Invitees:

Madeleine Lloyd (Walker)	Patrick Polomka (Walker)	Shane Tozer (Built)
Rebeka Hall (Geosyntec)	Cheryl Halim (Geosyntec)	Jack Braithwaite (Geosyntec)

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitations, cultural, religious or social sensitivities
 - e. Additional Audit requirements arising from Agency Consultation
 - f. Complaints
 - g. Incidents
 - h. Revisit recommendations from previous IEA
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email (TBC)
5. Remainder of visit – review documentation and conduct site inspection

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
MADELEINE LLOYD	TOWN RANDEL WALKER CORPORATION.	MLL
Hugo Walker	CADET WALKER CORPORATION	HW
Alessandro Serratore	Senior Project Engineer	AS
Patrick Polomka	Walker Project Manager	PP
Rebeka Hall	Geosyntec - Auditor	RH
Cheryl Halim	_____	CH
Jack Braithwaite	_____	JB
Marcus Ingegneri	Cadet	MI

Cheryl Halim

From: Cheryl Halim
Sent: Wednesday, 24 November 2021 2:37 PM
To: Madeleine Lloyd; Patrick Polomka; Shane Tozer
Cc: Rebeka Hall; Jack Braithwaite
Subject: 21068 IEA Closing Meeting
Attachments: Appendix F. Audit Table.xlsx

Dear All,

Thank you to Walker and Built for attending our Opening Meeting and site visit for the second IEA on Friday 19 November 2021. We also appreciate receiving project records prior to the Audit, which expedites the audit process.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key Walker and Built representatives regarding site practices. We also completed a review of the information provided by Walker against the IEA Audit Table included in our Audit Program.

As discussed onsite, the compliance status is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and a request for additional information to address outstanding items.

Please treat this email as the Closing Meeting for the second IEA.

2. Status of Review and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available) from Walker.

The Draft Report will be sent to Walker by 3 December 2021.

Walker will have an opportunity to provide additional information and rectify any potential non-compliances by 10 December 2021.

After which we will issue our final report.

3. Identified Strengths

Walker and the Principal Contractor, Built, have a very organised system and robust record-keeping, which greatly assisted our audit. During the site audit, it was demonstrated that Walker/Built has a proactive approach to environmental management and is amenable to suggestions for improvement.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following potential non-compliances / opportunities for improvements:

- Item Z22 – Upload available information onto the website. The CSWMP link is defective and the complaints register is not up to date with the register observed during the site audit. Please upload these two documents appropriately.
- Item Z105 – Please clarify why the condition is considered to be non-triggered given that the condition states 'Within three months of the commencement of construction, the Applicant must design an operational stormwater management system.....'
- Various conditions on out of hours work: During the field audit, Built and Walker indicated that there has been no out of hours work, and there has been no non-compliance, incident or complaint raised on out of hours work. During our conversation with Council, Council indicated that there was an out of hours work associated with a contractor, which has been rectified since. Can you please provide more

information on this? Did out of hours work occur? If so, why has this not been notified as non-compliance?

We seek a response to the items above by 29 November 2021.

5. Outstanding Items in Audit Table

See attached table. Please provide the outstanding items before 29 November 2021 (preferably earlier).

Thank you for your time.

Please don't hesitate to contact Rebeka or me if you have any questions.

Sent on behalf of Rebeka Hall, Lead Auditor.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: +61 (2) 9251 8070

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Appendix E Photographs

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus


Site Location:


74 Rickard Rd Bankstown

Project Number:

21068

Geosyntec Ref.: Z57, Z101, Z170	Date: 19/11/2021	
<p>Description:</p> <p>No geotextile observed in the stormwater drains west of the site, but no evidence of sediment and silt was observed. No other evidence of stormwater drain observed.</p>		

Geosyntec Ref.: Z58, Z87	Date: 19/11/2021	
<p>Description:</p> <p>Heavy vehicle parking in the northern part of the site, licence payment sighted.</p>		

Geosyntec Ref.: Z79, Z142, Z146, Z185	Date: 19/11/2021	
<p>Description:</p> <p>Site notice showing contact details</p>		

Photograph Log

Client Name:

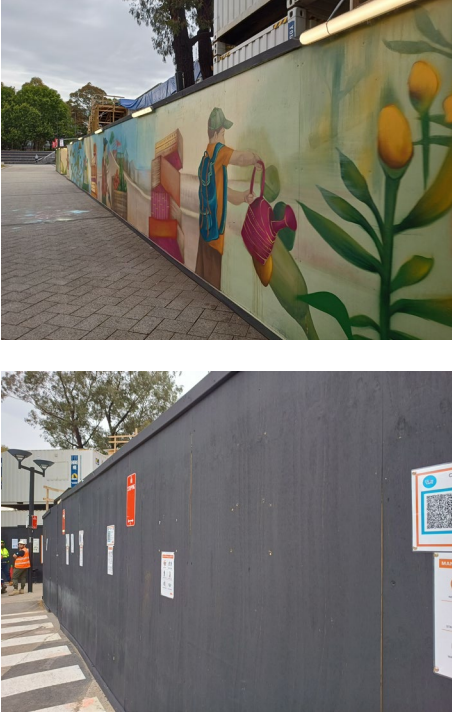
Western Sydney University
Bankstown Campus


Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

<p>Geosyntec Ref.: Z88, Z89, Z108, Z147, Z148</p>	<p>Date: 19/11/2021</p>		
<p>Description:</p> <p>Hoarding across the boundary showing no evidence of third-party advertising.</p> <p>Public way was not obstructed with materials, vehicles, refuse, skips associated with construction work.</p>			

<p>Geosyntec Ref.: Z100</p>	<p>Date: 19/11/2021</p>		
<p>Description:</p> <p>No dust observed, building has been constructed.</p>			

Photograph Log

Client Name:


Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

<p>Geosyntec Ref.: Z148</p>	<p>Date: 19/11/2021</p>	
<p>Description: Turnstile at site entrance</p>		

<p>Geosyntec Ref.: Z148, Z172, Z174, Z177</p>	<p>Date: 19/11/2021</p>	
<p>Description: Chain mesh fencing present along Rickard Road. Traffic controller was observed.</p>		

Photograph Log

Client Name:


Western Sydney University
Bankstown Campus


Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

Geosyntec Ref.: Z157	Date: 19/11/2021	
Description: Crane was painted orange and white.		

Geosyntec Ref.: Z159, Z204	Date: 19/11/2021	
Description: Dust mesh observed on the edges of building.		

Photograph Log

Client Name:


Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

<p>Geosyntec Ref.: Z178, Z200</p>	<p>Date: 19/11/2021</p>	
<p>Description: Pedestrian refuge and signage constructed in the shared vehicle zone along Rickard Rd</p>		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

<p>Geosyntec Ref.: Z110, Z209, Z212</p>	<p>Date: 19/11/2021</p>	   
<p>Description:</p> <p>Diesel fuel for crane generator in a bunded container.</p> <p>Flammable liquid storage and flammable gas storage observed.</p> <p>Water containing paint observed.</p>		

Photograph Log

Client Name:

Western Sydney University
Bankstown Campus

Site Location:

74 Rickard Rd Bankstown

Project Number:

21068

<p>Geosyntec Ref.: Z213</p>	<p>Date: 19/11/2021</p>	 <p>The photograph log contains three images. The top image shows a collection of various colored bins (yellow, green, blue, grey) in an outdoor storage area with a black fence in the background. The bottom-left image shows a green spill kit bin with a yellow 'SPILL STATION' label and 'GENERAL PURPOSE SPILL RESPONSE KIT' text, positioned next to an orange and white traffic cone. The bottom-right image shows another green spill kit bin with similar labeling, situated near a broom and other equipment in a storage area.</p>	
<p>Description: Spill kits observed near fuel storage areas.</p>			

Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
PART A. Administrative Conditions										
Z1	SSD	A1	Admin	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Based on the outcome of Z142-Z213 and assessed as compliant.				
Z2	SSD	A2	Admin	Development permission.	The development may only be carried out:	Conditions of this consent were met as assessed during this Audit.				
					(a) in compliance with the conditions of this consent	15/11/21 Record sighted: - Walker state that they have not received any written directions.				
					(b) in accordance with all written directions of the Planning Secretary					
(c) generally in accordance with the EIS, Response to Submissions, and Additional Information provided on 21 January 2021	Based on the outcome of Z139-Z141 and assessed as compliant.									
Z3	SSD	A3	Admin	Compliance with written direction from the Planning Secretary.	The development may only be carried out:	Compliance assessed as part of this audit, no non-compliances identified.				
					(d) in accordance with the approved plans.	15/11/21 Record sighted: - Walker state that they have not received any written directions.				
					Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:					
(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;	15/11/21 Record sighted: - Walker state that they have not received any written directions.									
(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	15/11/21 Record sighted: - Walker state that they have not received any written directions.									
(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	15/11/21 Record sighted: - Walker state that they have not received any written directions.									
Z4	SSD	A4	Admin	Inconsistent/conflicting conditions.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict in conditions and directions observed.				
Z5	SSD	A5	Admin	Consent Duration	This consent lapses five years after the date of consent unless work is physically commenced.	Development commenced in March 2021, which is within 5 year of SSD issue (18 February 2021).				
Z6	SSD	A6	Admin	Development permission.	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Record sighted in previous Audit 9/6/21: - Group DLA (29 April 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1b Basement Structure indicates the design documentation is in accordance with the BCA. Record Sighted (17/11/2021): - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.				
Z7	SSD	A7	Admin	Requirement disputes	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	15/11/21 Record sighted: - Walker state that they have not had any disputes with a public authority.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z8	SSD	A8	Consultation	Consultation requirements with identified parties	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval as required (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Conditions that require consultation - Z40, Z51(b), Z52(d&e), Z54(a), Z55(a), Z62, Z76, Z78, Z91, Z107, and Z137 assessed as compliant. Conditions that require consultation - Z40, Z51(b), Z52(d&e), Z54(a), Z55(a), Z62, Z76, Z78, Z91, Z107, and Z137 assessed as compliant.				
Z9	SSD	A9	Building	Stages of construction	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	The construction is not staged.				
Z10	SSD	A10	Admin	Staging Report	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	The construction is not staged.				
					(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	The construction is not staged.				
					(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	The construction is not staged.				
					(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	The construction is not staged.				
Z11	SSD	A11	Admin	Staging Report	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	The construction is not staged.				
Z12	SSD	A12	Admin	Staging Report	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	The construction is not staged.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z13	SSD	A13	Admin	Staged Plans	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	The construction is not staged.				
					(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	The construction is not staged.				
					(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	The construction is not staged.				
Z14	SSD	A14	Admin	Planning Secretary approval of plans for A13	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	The construction is not staged.				
Z15	SSD	A15	Admin	Update to plans without consultation.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	15/11/21 Record sighted: - Walker state that they have not received any agreement to update plans without consultation.				
Z16	SSD	A16	Admin	Superceding plans and implementation	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Current strategies, plans and programs were assessed as part of this Audit and were assessed as compliant.				
Z17	SSD	A17	Building	BCA requirements	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Record Sighted (17/11/2021): - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.				
Z18	SSD	A18	Building	BCA requirements	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	15/11/21 Record sighted: - Walker state that a 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.			
Z19	SSD	A19	Admin	Relevancy of reference material	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted. Current references noted.				
Z20	SSD	A20	Admin	Update to reference material	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	15/11/21 Record sighted: - Walker state that they have not received any written directions.				
Z21	SSD	A21	Compliance	Monitoring / environmental audit under Division 9.4, Part 9 of the EP&A Act	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, on compliance notification, Site audit report and independent auditing.	This is reviewed in the relevant conditions associated with carrying out monitoring and environmental audit and assessed to be compliant.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z22	SSD	A22	Admin	Publicly available documents and currency.	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and	22/11/2021 Record sighted: The project website (https://wsubankstown.walkercorp.com.au/) was sighted to provide the following: i. Approved plans ii. Statutory approvals. iii. Approved strategies, plans and programs were available. iv. A link is provided but no information is available at this time. v. A link is provided but no information is available at this time. vi. Summary of the current stage is provided. vii. Contact phone number and contact form viii. Complaints register. ix. Previous audit report is available. x. Not requested.		Compliant	Non-Compliant	Not Triggered
					(b) keep such information up to date, to the satisfaction of the Planning Secretary.	15/11/21 Record sighted: - Walker state that they have not received any written directions.				
Z23	SSD	A23	Admin	Worker awareness of SSD	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	19/11/2021 Record sighted: - Walker has provided Conditions of Consent to Built and a responsibilities matrix has been prepared. - Built has a site induction which includes relevant items from the SSD that directly apply to site workers. - Built sends the SSD Conditions to each subcontractor which comprises part of the contract.		Compliant	Non-Compliant	Not Triggered
Z24	SSD	A24	Incident/Non-Compliance	Notification to Planning Secretary	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	17/11/2021 Record Sighted: - Email from CBC (28 October 2021) regarding line of sight issues from a resident noting that vehicles exiting BLaKC Driveway turning left cannot see back up Rickard Road. The email identifies potential sources of the line of site issues. - Walker (28 October 2021) Notification letter to the Secretary DPIE notifying of the complaint. - DPIE (3 November 2021) acknowledgement of receipt of the incident report through the major projects portal. - Major projects portal submission of the incident report.		Compliant	Non-Compliant	Not Triggered
Z25	SSD	A25	Incident/Non-Compliance	Subsequent notification	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Assessed as part of items Z123-Z126 and were assessed as compliant.		Compliant	Non-Compliant	Not Triggered
Z26	SSD	A26	Incident/Non-Compliance	Notification to Planning Secretary	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	19/11/2021 Interview with Built and Walker: - There have been no non-compliances identified during the current audit period.		Compliant	Non-Compliant	Not Triggered
Z27	SSD	A27	Incident/Non-Compliance	Notification to Planning Secretary	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	19/11/2021 Interview with Built and Walker: - There have been no non-compliances identified during the current audit period.		Compliant	Non-Compliant	Not Triggered
Z28	SSD	A28	Incident/Non-Compliance	Notification to Planning Secretary	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances have been identified during the Audit Period.		Compliant	Non-Compliant	Not Triggered

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								Compliant	Non-Compliant	Not Triggered
Z29	SSD	A29	Admin	Review of strategies/plans and programs and notification	Within three months of: (a) the submission of a compliance report under condition A32;	17/11/2021 Record Sighted: - Built (26 August 2021) Letter "WSU Bankstown City Campus SSD-9831: Site Management Plans - Periodic Review stating that in accordance with the SSD that Built has undertaken a review of the CEMP, CTPMP, CNVP, CWMP, FERP, Driver Code of Conduct, CWTS, EMP, and Incident Report for BLaKC Driveway Incident Report. - Walker (6 August 2021) letter to DPIE Secretary providing Walker's response to the previous IEA findings.				
					(b) the submission of an incident report under condition A25;	17/11/2021 Record Sighted: - Built (26 August 2021) Letter "WSU Bankstown City Campus SSD-9831: Site Management Plans - Periodic Review stating that in accordance with the SSD that Built has undertaken a review of the CEMP, CTPMP, CNVP, CWMP, FERP, Driver Code of Conduct, CWTS, EMP, and Incident Report for BLaKC Driveway Incident Report. - Walker (6 August 2021) letter to DPIE Secretary providing Walker's response to the previous IEA findings.				
					(c) the submission of an Independent Audit under condition C43;	17/11/2021 Record Sighted: - Built (26 August 2021) Letter "WSU Bankstown City Campus SSD-9831: Site Management Plans - Periodic Review stating that in accordance with the SSD that Built has undertaken a review of the CEMP, CTPMP, CNVP, CWMP, FERP, Driver Code of Conduct, CWTS, EMP, and Incident Report for BLaKC Driveway Incident Report. - Walker (6 August 2021) letter to DPIE Secretary providing Walker's response to the previous IEA findings.				
					(d) the approval of any modification of the conditions of this consent; or	17/11/2021 Record Sighted: - Built (26 August 2021) Letter "WSU Bankstown City Campus SSD-9831: Site Management Plans - Periodic Review stating that in accordance with the SSD that Built has undertaken a review of the CEMP, CTPMP, CNVP, CWMP, FERP, Driver Code of Conduct, CWTS, EMP, and Incident Report for BLaKC Driveway Incident Report. - Walker (6 August 2021) letter to DPIE Secretary providing Walker's response to the previous IEA findings.				
					(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	15/11/2021 Record Sighted: - Walker states that they have not received any direction.				
Z30	SSD	A30	Admin	Submission of revisions to Planning Secretary and Certifier	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	15/11/2021 Record Sighted: - Walker states that no revisions of plans have been required.				
Z31	SSD	A31	Compliance	Compliance reports	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	This is required for Operational Phase only.				
Z32	SSD	A32	Compliance	Compliance reports submission	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	This is required for Operational Phase only.				
Z33	SSD	A33	Compliance	Compliance reports publicly available	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	This is required for Operational Phase only.				
Z34	SSD	A34	compliance	Operational compliance reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	This is required for Operational Phase only.				

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Part B: Prior to Commencement of Construction										
Z35	SSD	B1	Compliance	Notification of commencement of construction	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Covered in previous audit: 4/6/2021 Record sighted: - DPIE receipt of notification to commence construction which was lodged 17 March 2021 and the receipt provided on 17 March 2021. - DPIE receipt of notification of commencement of construction, this correspondence indicated the Department had no comments.				
Z36	SSD	B2	Compliance	Notification of staged development	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	The construction is not staged.				
Z37	SSD	B3	Building	Certifier approval of structural drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	19/11/2021 Record Sighted: - Lyons (4/6/2021) Bankstown City Campus Development 74 Rickard Road, Bankstown NSW 2200 structural drawings. Record Sighted (17/11/2021): - Group DLA (11 June 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC1c - Structure (Ground-L3, Core B2-Roof, Vehicle Ramp Ground to B1). - Group DLA (8 November 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate (CC1d+2b - Services and Structure). - Group DLA (27 July 2021) Western Sydney University - Bankstown City Campus Crown Building Works Certificate CC2b - Services and Structure including Civil Stormwater Works, Services Basement 1 & 2, Services Ground - Level 3 (base-building only excluding future fit out areas), and structure levels 4-12 inclusive.				
Z38	SSD	B4	Building	Certifier approval of update to reduce height over lift core	Prior to the commencement of construction, the plans are to be modified to the satisfaction of the Certifier to reduce the height of the roof over the lift core to a maximum height of 106.78 AHD unless an updated approval is obtained from the Department of Infrastructure, Transport, Cities and Regional Development which permits a height of up to RL107.03.	Covered under the previous audit. 9/6/2021 Record sighted: - Email (dated 8 June 2021) from Group DLA stating that B4 is compliant. - Drawing of the structure (2 February 2021) indicating the height of the roof over the lift core is 106.78 AHD.				
Z39	SSD	B5	Building	BCA compliant materials	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	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			

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Z40	SSD	B6	Building	Dilapidation Report and Consultation	Prior to the commencement of construction, the Applicant must:	Covered in previous audit:				
					(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	4/6/2021 Record sighted: Consultation with: - Ausgrid - Jemena - NBN - Sydney Water - Telstra				
					(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Covered in previous audit: 4/6/2021 Record sighted: - Greenplus Property Services 'Pre-Construction Dilapidation Inspection (Adjacent Public Domain Areas) in Conjunction with Development at 74 Rickard Road, Bankstown NSW.				
				(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Covered in previous audit: 4/6/2021 Record sighted: - Department acknowledgement of receipt of dilapidation report dated 22 March 2021. - Council acknowledgement of dilapidation report dated 19 May 2021. - Group DLA letter (29 April 2021) indicating that they have received the dilapidation report. - Email from Walker to DLA with the dilapidation report dated 2 March 2021.					
Z41	SSD	B7	Building	Dilapidation report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works, including the condition of the road reserve (footpath, grass, kerb and gutter and roadway), Civic Drive, Appian Way, the driveway accessing the Bankstown Library and Knowledge Centre (BLaKC), Council's concrete stormwater and recycling tanks to the south and the geothermal bores along the western boundary under the BLaKC driveway, which are adjacent to the property.	Covered under Z40 Condition B6(b&c) and is compliant.				
Z42	SSD	B8	Building	Record of haul roads	Prior to the commencement of construction, the Applicant must submit to Council, and the Certifier, road pavement condition of designated haul roads between the development site and the State roads recorded on a video. Videos must be provided in a DVD format. The full costs of the Video Survey must be borne by the Applicant.	Covered in previous audit: 4/6/2021 Record sighted: - Mainland Civil transmittal of pre-construction dilapidation video of the Haul Road to satisfy Condition 19 and 26 of DA 697/2019. The document is stamped by Council dated 11 November 2020. - Walker email to what seems to include Group DLA with the videos of the haul roads attached.				
Z43	SSD	B9	CEMP	Unexpected contamination procedure	Prior to the commencement of earthworks associated with this approval, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B15 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Covered in previous audit: 4/6/2021 Record sighted: - Built (May 2021) Construction Environmental Management Plan (Rev 5). Section 4.1.2 has the Unexpected Finds Protocol.				

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Z44	SSD	B10	Consultation	Community Communication Strategy	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;	Covered in previous audit: 4/6/2021 Record sighted: - Urbis (2 March 2021) Community Communication Strategy, Western Sydney University - Bankstown Campus. - Email from DPIE acknowledging receipt of the Community Communication Strategy and that they had no comments on the document.					
					(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Covered in previous audit: 4/6/2021 Record sighted: - Urbis (2 March 2021) Community Communication Strategy, Western Sydney University - Bankstown Campus.					
					(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Covered in previous audit: - Urbis (2 March 2021) Community Communication Strategy, Western Sydney University - Bankstown Campus.					
					(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Covered in previous audit: - Urbis (2 March 2021) Community Communication Strategy, Western Sydney University - Bankstown Campus.					
Z45	SSD	B11	ESD	ESD achieved	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Covered in previous audit: 4/6/2021 Record sighted: - Green Building Council registration confirmation for 5 Star Green Star dated 20 June 2019. - Walker email to Group DLA providing documentation of the registration dated 31 May 2021.					
Z46	SSD	B12	Compliance	Outdoor lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	15/11/2021 Record Sighted: - Lighting installations works are yet to commence. This is to be checked in the subsequent audit.	To be checked in subsequent audit				
Z47	SSD	B13	Building	Demolition plans and safety requirements	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Covered in previous audit: 4/6/2021 Record sighted: - Built (2 March 2021) letter stating that there is no structural demolition associated with the development consent. - Department receipt of the above document and statement of no comments dated 22 March 2021. - Built email to Group DLA with Demolition Letter					
Z48	SSD	B14	CEMP	Management Plan Guidelines	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Refer to Z49, Z51, Z52, Z53, and Z54 - assessed as compliant					

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Z49	SSD	B15	CEMP	CEMP	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and (vii) community consultation and complaints handling;	Covered in previous audit: 4/6/2021 Record sighted: - Built (May 2021) Construction Environmental Management Plan (Rev 5). Section 4.1.2 has the Unexpected Finds Protocol.					
						(b) an unexpected finds protocol for contamination, asbestos or other unexpected finds and associated communications procedure; and					Provided in Section 4.1.2 of the CEMP.
						(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.					Provided in Section 4.1.2 of the CEMP.
Z50	SSD	B16	CEMP	CEMP	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary	Covered in previous audit: 4/6/2021 Record sighted: - Department acknowledgement of CEMP dated 1 June 2021. - Notification (dated 16 March 2021) given to the department of construction commencement date of 22 March 2021 - Email from Group DLA confirming the CEMP closes out Conditions B15, B17, B24 and B25 dated 17 March 2021.					
Z51	SSD	B17	CEMP	CTPMP	A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; and (e) detail measures to prohibit construction vehicles from using Civic Drive, the BLaKC driveway, and the Appian Way (excluding areas within the site).	Covered in previous audit: 4/6/2021 Record sighted: - ARUP (12 March 2021) Construction Pedestrian and Traffic Management Plan					
											Covered in previous audit: Section 4 of the Construction Pedestrian and Traffic Management Plan
											Covered in previous audit: Section 3 of the Construction Pedestrian and Traffic Management Plan
											Covered in previous audit: Section 3.1, 3.2, 3.3 of the Construction Pedestrian and Traffic Management Plan
											Covered in previous audit: Section 3.2 of the Construction Pedestrian and Traffic Management Plan

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Z52	SSD	B18	CEMP	CNVMP	A Construction Noise and Vibration Management Plan (CNVMP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(c) describe the measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(d) include strategies that have been developed with the community for managing high noise generating works;	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(e) describe the community consultation undertaken to develop the strategies in condition B18(d);	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(f) include a complaints management system that would be implemented for the duration of the construction; and	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
					(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.	Covered in previous audit: 4/6/2021 Record sighted: - Acoustics Logic (10 March 2021) Western Sydney University, Bankstown - Construction Noise and Vibration Management Plan				
Z53	SSD	B19	CEMP	CWMP	The Construction Waste Management Plan (CWMP) must be prepared and address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Covered in previous audit: 8/6/2021 Record sighted: Purple Cow (Undated) Waste Management Plan				
					(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	19/11/2021 Record Sighted: - NSW SafeWork Notice of Intent from Mainland (5/7/2021) to remove asbestos. - SUEZ receipts of asbestos contaminated soil dated 26/8/2021. - JBS&G (19 November 2021) Asbestos Clearance Advice - UF01-2, WSU Bankstown City Campus Development, 74 Rickard Rd, Bankstown.				

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Z54	SSD	B20	CEMP	CSWMP	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3). - Email from CBC with consultation dated 13 August 2021.				
					(b) describe all erosion and sediment controls to be implemented during construction;	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3).				
					(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3).				
					(d) detail all off-Site flows from the Site;	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3). - No dewatering has occurred on-site at this stage.				
					(e) prepared in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; and	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3).				
					(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	19/11/2021 Record Sighted: - Warren Smith Consulting Engineers (19 October 2021) Soil and Water Management Plan (Rev 3).				
Z55	SSD	B21	CEMP	FERP	A Flood Emergency Response Plan (FERP) must be prepared and must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) and in consultation with the NSW State Emergency Service;	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development - Flood Emergency Response Plan (Revision E). - GRC Hydro (16 March 2021) Conditions B21 and B26 - Flood Emergency Response Plan (FERP) which appears to be a summary stating that the above Bonacci plan is compliant with Conditions B21 and B26 of this SSD. 6/7/2021 Record Sighted: - Email from Built dated 6/07/2021 stating that SES indicated they do not want to review the Flood Response Plan given the location of the site is not within a flood-risk area.				
					(b) be generally consistent with the details provided in the Amended DA / RtS;	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development - Flood Emergency Response Plan (Revision E) is generally consistent with the Amended DA / RtS.				
					(c) address the provisions of the Floodplain Risk Management Guidelines (EESG);	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development - Flood Emergency Response Plan (Revision E) is generally consistent with the Floodplain Risk Management Guidelines.				
					(d) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	Bonacci FERP Sections that address the requirements: Figure 2 shows the PMF flood event. Section 3 provides details on the flood and evacuation warnings and flood notifications. Section 4 provides the assembly point and evacuation routes for construction and operation. Section 5 provides details on the evacuation drills for both employees and contractors.				

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Z56	SSD	B22	Traffic	Driver Code of Conduct	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Covered in previous audit: Built.Safe (23 February 2021) Heavy Vehicle Driver Code of Conduct which addresses points (a)-(c) As above As above The specified routes are provided in the Construction Pedestrian and Traffic Management Plan which is provided to all Contractors. The specified routes are signposted along with the Driver Code of Conduct around the site.				
Z57	SSD	B23	Compliance	Erosion and Sediment Control	Prior to the commencement of construction, erosion and sediment controls outlined in the CSWMP must be installed.	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci Sediment and Erosion Control Plan (Drawing No. C00-05, Revision 10). - Built (21 May 2021) Site Inspection record stating that the majority of measures were completed in accordance with the soil and sediment control plan, with the exception of three items due to very minimal risk (geotextile filter fabric over strip drains, wash bay and straw bale filter). 19/11/2021 Observation: - Stormwater drains were observed to be clear of any sediment.				
Z58	SSD	B24	Traffic	Parking Facilities	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Covered in previous audit: 9/6/2021 Observation: - Built document dated 10 May 2021 showing cheque for footpath closure licence. 19/11/2021 Observation: - Heavy vehicle parking available in the northern part of the site.				
Z59	SSD	B25	Traffic	CWTS	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy (CWTS) to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets, or public parking facilities and to ensure construction workers do not use the nearby ALDI carpark. A copy of the strategy must be submitted to the Planning Secretary for information.	Covered in previous audit: 9/6/2021 Record: - ARUP (12 March 2021) Construction Pedestrian and Traffic Management Plan, which includes a section on Construction Worker Transportation Strategy. 6/7/2021 Record: - Group DLA (Certifier) confirming close out of B25 dated 17 March 2021. 19/11/2021 Observation: - Contractor parking not observed onsite.				
Z60	SSD	B26	Safety	FERP	Prior to the commencement of construction, the Applicant must implement the flood management measures for during construction in the FERP.	Covered in previous Audit: 8/6/2021 Record sighted: - Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development - Flood Emergency Response Plan (Revision E). - GRC Hydro (16 March 2021) Conditions B21 and B26 - Flood Emergency Response Plan (FERP) which appears to be a summary stating that the above Bonacci plan is compliant with Conditions B21 and B26 of this SSD. 19/11/2021 Observation: - Heavy rain has not occurred within the Audit period, which requires implementation of the FERP.				

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Z61	SSD	B27	Noise	Noise Monitoring	Prior to installation of mechanical plant and equipment, the Applicant must: (a) carry out additional background noise monitoring and verification to confirm that the Project Trigger Noise Levels (PTNLs) in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young are accurate, and make any adjustment to the PTNLs as necessary; and	19/11/2021 Interview: - The construction is not up to the installation of mechanical plant and equipment.	To be checked in subsequent audit			
					(b) incorporate the noise mitigation recommendations in the Acoustic Services Report dated 12 August 2020 and prepared by Norman Disney & Young, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Services Report, as amended by the additional monitoring and verification required under (a) above.	As above.	To be checked in subsequent audit			
Z62	SSD	B28	Consultation	Heritage Consultation	Prior to the commencement of construction and throughout construction, the Applicant must consult with the Aboriginal Community, including Registered Aboriginal Parties, to determine specific requirements and management measures to be used on site during construction.	19/11/2021 Record Sighted: - Walker construction update letter to registered aboriginal parties dated 17 November 2021 which also provided contact point.				
Z63	SSD	B29	Compliance	Landscape and Public Domain Plans	Prior to the commencement of landscaping works on the ground level and works within all public domain areas, the Applicant must prepare revised detailed 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			

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Z64	SSD	B30	Compliance	Landscape Plans	The revised plans required by condition B29 must be prepared to the satisfaction of Council prior to the commencement of the works and must: (a) include all areas of the site within the area marked '1. UWS Bankstown SSDA scope of works' as shown on page 5 of the 'Appian Way Bankstown VPA Scope of Works' prepared by Aspect Studios and dated 27 November 2020 (excluding all landscaped upper levels / terraces);	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(b) be generally in accordance with the details in the 'Appian Way Bankstown VPA Scope of Works' prepared by Aspect Studios and dated 27 November 2020, as amended by the requirements of this condition;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(c) incorporate the recommendations of the Pedestrian Wind Environment Study Memo dated 19 January 2021 and prepared by Windtech;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(d) include the planting of at least 21 trees and demonstrate a minimum of 15 per cent canopy cover within the public domain areas of Appian Way and Rickard Road;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(e) demonstrate a tree-lined and planted pedestrian-focused streetscape utilising a subsurface vaulted system for in-ground planting in deep-soil and in raised planters where located on-structure with sufficient surface area and soil volume to allow for optimal root growth ;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(f) detail the location, species, maturity and height at maturity of plants to be planted;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(g) for ground level and public domain areas, include in-ground tree species that are ornamental natives capable of reaching 20m at maturity, including Corymbia maculata, Eucalyptus crebra, Corymbia citriodora, Brachychiton populneus, Brachychiton acerifolia or equivalent where approved by Council. Acacia longifolia (and other Acacia species (Wattle)), Ficus opposita and Lophostemon conferta must not be planted;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(h) include tree species that are not suitable for Australian White Ibis birds and include other management techniques in accordance with Council's Australian White Ibis Management Plan;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(i) include the planting of trees with a pot container of 100 litres or greater;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(j) provide details to demonstrate that sufficient soil volume, drainage and irrigation will be provided to all plantings to ensure the longevity of those plantings, including detailed plans and cross sections at a scale of 1:20 or 1:50 that demonstrate compliance with the standards described in Section 4P 'Planting on structures' of the Apartment Design Guide;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(k) demonstrate provision of irrigation / utilisation of passive watering from stormwater runoff and Water Sensitive Urban Design principles;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(l) demonstrate all public domain works, including kerb, pathway and pedestrian works comply with Council standards;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(m) provide details of maintenance for the first 12 months and replacement of plant loss during the maintenance period; and	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
(n) incorporate a cabinet or similar structure around the fire boosters to provide suitable screening to the satisfaction of Council.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit								
Z65	SSD	B31	Compliance	Landscape Plans	Prior to the commencement of landscaping works, including works within the upper level terraces, but excluding those identified in condition B29, the Applicant must prepare revised detailed Landscape Plans.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			

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Z66	SSD	B32	Compliance	Landscape Plan Standards	The revised plans required by condition B31 must be prepared to the satisfaction of Council prior to the commencement of the works and must: (a) be generally in accordance with the landscape plans for the upper level terraces at Appendix K of the Amended DA / RTS as amended by the requirements of this condition;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(b) incorporate the recommendations of the Pedestrian Wind Environment Study Memo dated 19 January 2021 and prepared by Windtech;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(c) demonstrate a minimum of 5 per cent canopy cover on the podiums and sky terraces;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(d) detail the location, species, maturity and height at maturity of plants to be planted;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(e) include species (trees, shrubs and groundcovers) indigenous to the local area;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(f) demonstrate sufficient planting within the recesses on Levels 3, 8 and 14 along the eastern and northern elevations for urban greenery to be perceptible from the public domain;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.	To be checked in subsequent audit			
					(g) include tree species that are not suitable for Australian White Ibis birds and include other management techniques in accordance with Council's Australian White Ibis Management Plan;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.				
					(h) include the planting of trees with a pot container of 100 litres or greater;	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.				
					(i) provide details to demonstrate that sufficient soil volume, drainage and irrigation will be provided to all plantings to ensure the longevity of those plantings, including detailed plans and cross sections at a scale of 1:20 or 1:50 that demonstrate compliance with the standards described in Section 4P 'Planting on structures' of the Apartment Design Guide; and	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.				
					(j) provide details of maintenance for the first 12 months and replacement of plant loss during the maintenance period.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced.				
Z67	SSD	B33	Compliance	Drop-off and Pick-up zone plans	Within six months after the date of this consent, and prior to the commencement of construction of the Public Domain Works, the Applicant must prepare plans to the satisfaction of Council for works to the public domain in the vicinity of the site to provide a drop-off and pick-up zone that would satisfactorily service the likely demand generated by the development.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced. 19/11/2021: Record Sighted: - CBC letter dated 16 August 2021 'WSU Bankstown Campus - SSDA 9831 Condition B33 Pick Up and Drop Off in the Public Domain. Pick Up and Drop Off initially endorsed subject to further approvals.				
Z68	SSD	B34	Compliance	Drop-off and Pick-up zone plans	Within six months after the date of this consent, and prior to the commencement of construction of the Public Domain Works, the Applicant must enter into an agreement with Council as to how the works would be delivered to ensure completion prior to occupation. The Applicant is responsible for all costs associated with the delivery of the pick-up and drop-off zone, and the funding for delivery of this infrastructure is a requirement of this approval and separate to funding of other public domain works being delivered through the Planning Agreement entered into pursuant to condition C37.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced. 19/11/2021: Record Sighted: - CBC Planning Agreement - Bankstown City Campus, Walker Bankstown Developments Pty Ltd dated 23 June 2021.				
Z69	SSD	B35	Traffic	Drop-off and Pick-up zone remediation measures	Where Council has concerns that the design of the pick-up and drop-off zone required by condition B33 could be insufficient to cater for the demand created by the development, an agreement to monitor the zone and identification of potential remediation measures (such as an enlarged zone or additional facilities in the surrounding public domain or within the site (subject to modification of this approval)) are also to be agreed with Council prior to the commencement of construction of the Public Domain Works.	15/11/2021 Record Sighted: - Walker state that no landscaping/public domain works have commenced. 19/11/2021: Record Sighted: - CBC letter dated 16 August 2021 'WSU Bankstown Campus - SSDA 9831 Condition B33 Pick Up and Drop Off in the Public Domain. Pick Up and Drop Off initially endorsed subject to further approvals.				

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Z70	SSD	B36	Compliance	Flood impact assessment report	Prior to the commencement of construction, an amended flood impact assessment report must be prepared by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent to support the development in conjunction with proposed works in the public domain. The assessment must be carried out generally in accordance with the Flood Assessment Report, Revision 03, prepared by Meinhardt Bonnacci dated 29 July 2020 and must address aspects including but not limited to vegetation, planter beds and seating within the public domain around the WSU development that may cause adverse hydraulic impacts along major overland flow paths.	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci (11 August 2020) Western Sydney University Bankstown City Campus, Development - Flood Emergency Response Plan (Revision E). - GRC Hydro (16 March 2021) Conditions B21 and B26 - Flood Emergency Response Plan (FERP) which appears to be a summary stating that the above Bonacci plan is compliant with Conditions B21 and B26 of this SSD. - GRC Hydro (16 March 2021) Condition B36 - C construction Certificate stating that "the assessment of impact of the Public Domain Works as per Condition B36 found that for all intents and purposes there are no impacts. Hazard is not increased materially and neither are depths. Floor levels specified for the development do not, on the strength of results shown here, require revision (where a freeboard has been utilised)." - Email from CBC stating that the Asset Planning - Stormwater Team of City Asset Department at Canterbury Bankstown Council has no further comments and endorses that Condition B36 and B37 of SSD-9831 has been satisfied.				
Z71	SSD	B37	Compliance	Flood impact assessment report	Prior to the commencement of construction, the amended flood impact assessment report required by condition B36 must be submitted to the satisfaction of Council and written acceptance of the report from Council 's City Assets Directorate must be provided to the Certifier.	Covered in previous audit: 8/6/2021 Record sighted: - Email from CBC stating that the Asset Planning - Stormwater Team of City Asset Department at Canterbury Bankstown Council has no further comments and endorses that Condition B36 and B37 of SSD-9831 has been satisfied.				
Z72	SSD	B38	Compliance	Flood impact assessment compliance	Prior to the commencement of construction, a certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, or Chartered Structural Engineer (where relevant) must be submitted to the Certifier demonstrating compliance with the following: (a) incorporation of and compliance with the recommendations of the updated flood impact assessment report required by condition B36; (b) all habitable floor levels must not be constructed less than the nominated floor levels approved under this development consent; (c) all electrical connections and flood sensitive equipment must be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard; (d) where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations must generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities; (e) the basement carpark must be designed to resist floodwater ingress for up to the 1% AEP event. This includes provision of a minimum 150 mm high crest at the basement carpark entry and protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; (f) all structures subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 500 mm freeboard; and (g) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event.	Covered in previous audit: 8/6/2021 Record sighted: - Warren Smith and Partners letter (1 April 2021) Western Sydney University, Bankstown CC1b Civil Service Design Statement confirming compliance with Condition B38 Items (a)-(e) Stormwater Management Design. As above As above As above As above As above Covered in previous audit: 8/6/2021 Record sighted: - TTW Structural Civil Traffic Facade (12 April 2021) Structural Statement - DA Application SSD-9831 - Conditions B38 and B39 confirming compliance with B38 (f) and (g) and B39 (a), (d) and (e). - Email from GRC Hydro (date not provided) quoting email from Canterbury City Council dated 21/04/21 stating Conditions B38(f) and (g) are satisfied. As above.				

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Z73	SSD	B39	Building	Design drawings addressing compliance requirements	Prior to the commencement of construction, the Applicant must submit detailed design drawings and certificates to the satisfaction of Council's City Assets Directorate. The submission must address the following: (a) The footings and foundations of all proposed structures adjacent to any existing and proposed Council and Sydney Water pipelines must extend a minimum depth to the angle of repose to the invert level of the existing stormwater pipe, to ensure that no additional load will be placed on the existing infrastructure.	Covered in previous audit: 8/6/2021 Record sighted: - TTW Structural Civil Traffic Facade (12 April 2021) Structural Statement - DA Application SSD-9831 - Conditions B38 and B39 confirming compliance with B38 (f) and (g) and B39 (a), (d) and (e). - Email from GRC Hydro (date not provided) quoting email from Canterbury City Council dated 21/04/21 stating Conditions B39(a), (c), (d) and (e) are satisfied.				
					(b) Council and Sydney Water pipelines through and in close proximity to the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);	Covered in previous audit: 8/6/2021 Record sighted: - Email from Council (29 April 2021) stating Condition B39(b) has been satisfied subject to final construction drawings being amended to show the surveyed assets. - Lyons Pile, Shoring Setout & Bulk Excavation Plan (Drawing A20-01, 12/03/2021). - Email from Council (29 April 2021) confirming that Built's proposed approach in provision of As built drawings prior to completion of the project is agreed.				
					(c) A minimum horizontal clearance of 1m must be provided from the outside edges of the existing stormwater pipes to the proposed structures. All setbacks of the proposed structures including eaves of roof from the drainage lines must be shown on the plans submitted;	Covered in previous Audit: 8/6/2021 Record sighted: - Email from GRC Hydro (date not provided) quoting email from Canterbury City Council dated 21/04/21 stating Conditions B39(a), (c), (d) and (e) are satisfied.				
					(d) Detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and	Covered in previous audit: 8/6/2021 Record sighted: - TTW Structural Civil Traffic Facade (12 April 2021) Structural Statement - DA Application SSD-9831 - Conditions B38 and B39 confirming compliance with B38 (f) and (g) and B39 (a), (d) and (e). - Email from GRC Hydro (date not provided) quoting email from Canterbury City Council dated 21/04/21 stating Conditions B39(a), (c), (d) and (e) are satisfied.				
					(e) A Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater pipes and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.	Covered in previous audit: 8/6/2021 Record sighted: - TTW Structural Civil Traffic Facade (12 April 2021) Structural Statement - DA Application SSD-9831 - Conditions B38 and B39 confirming compliance with B38 (f) and (g) and B39 (a), (d) and (e). - Email from GRC Hydro (date not provided) quoting email from Canterbury City Council dated 21/04/21 stating Conditions B39(a), (c), (d) and (e) are satisfied.				
Z74	SSD	B40	Waste	Approval for the operational waste storage area	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	15/11/21 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			

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Z75	SSD	B41	Traffic	Vehicle compliance conditions	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction;	Covered in previous audit: 8/6/2021 Record sighted: - Arup (10 March 2021) Western Sydney University Bankstown City Campus (SSD-9831) Traffic Engineering Design Certification stating Z75(a), (b), (c) and (d) have been considered in the plans provided. 9/6/2021 Record sighted: - Built email dated 11 March 2021 to Group DLA that has the Traffic Design Certification as an attachment to satisfy this condition.				
					(b) provision of a minimum of 87 on-site car parking spaces for use by staff, students and visitors during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;	Covered in previous audit: 8/6/2021 Record sighted: - Arup (10 March 2021) Western Sydney University Bankstown City Campus (SSD-9831) Traffic Engineering Design Certification stating Z75(a), (b), (c) and (d) have been considered in the plans provided.				
					(c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and	Covered in previous audit: 8/6/2021 Record sighted: - Arup (10 March 2021) Western Sydney University Bankstown City Campus (SSD-9831) Traffic Engineering Design Certification stating Z75(a), (b), (c) and (d) have been considered in the plans provided.				
					(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs.	Covered in previous audit: 8/6/2021 Record sighted: - Arup (10 March 2021) Western Sydney University Bankstown City Campus (SSD-9831) Traffic Engineering Design Certification stating Z75(a), (b), (c) and (d) have been considered in the plans provided.				
Z76	SSD	B42	Compliance	Public Domain Works Consultation	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	15/11/21 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			
Z77	SSD	B43	Building	Design for digital art solutions	Prior to the commencement of the fit-out works, details must be provided to the satisfaction of Council demonstrating designs for digital art creative solutions mounted on the eastern face of the building core within The Appian Way lobby.	15/11/21 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			
Z78	SSD	B44	Security	Plan of Management for Security measures	Prior to commencement of construction, a Plan of Management developed in consultation with Council must be prepared that details security measures incorporated in the building, including CCTV internally and externally with a minimum storage capacity of 28 days.	15/11/21 Record Sighted: - Walker state that fit out has not commenced. This condition will be assessed in the subsequent audit.				
Part C - During Construction										
Z79	SSD	C1	Compliance	Display of site notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	19/11/2021: Observation: - Site notice with required details was observed.				
					(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	As above				
					(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	As above				
					(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	As above				
					(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	As above				
Z80	SSD	C2	Equipment	Maintenance of equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	19/11/2021 Record Sighted: - Excel spreadsheet generated from Lucidity dated 16/11/2021 detailing status of all plant on and off-site that has been used for the project. - Built Plant Inspection Record (form 247967 dated 26/10/2021) - Built Plant Inspection Record (form 247223 dated 22/10/2021)				

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Z81	SSD	C3	Building	Demolition standards	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Covered in previous audit: 4/6/2021 Record sighted: - Built (2 March 2021) letter stating that there is no structural demolition associated with the development consent. - Department receipt of the above document and statement of no comments dated 22 March 2021. - Built email to Group DLA with Demolition Letter				
Z82	SSD	C4	Hours	Construction hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	19/11/2021 Record Sighted: - Daily onsite report 8 October 2021 provides details of contractors, company, entry and exit time. All times within the approved construction hours. - No complaints regarding out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
Z83	SSD	C5	Hours	Conditions for exemption from construction hours	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	19/11/2021 Interview: - No works conducted outside of the approved hours. - No complaints received relating to out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
					(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	19/11/2021 Interview: - No works conducted outside of the approved hours. - No complaints received relating to out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
					(c) where the works are inaudible at the nearest sensitive receivers; or	19/11/2021 Interview: - No works conducted outside of the approved hours. - No complaints received relating to out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
					(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	19/11/2021 Interview: - No works conducted outside of the approved hours. - No complaints received relating to out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
Z84	SSD	C6	Hours	Notice for exemption from delivery hours	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	19/11/2021 Interview: - No works conducted outside of the approved hours. - No complaints received relating to out of hours work. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				

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Z85	SSD	C7	Hours	Restricted activity hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday;	19/11/2021: Observation: - No rock breaking, rock hammering, sheet piling, pile driving and similar activities were observed at the time of Audit. 19/11/2021 Interview: no noise complaints have been received.				
					(b) 2pm to 5pm Monday to Friday; and	As above				
					(c) 9am to 12pm, Saturday.	As above				
Z86	SSD	C8	Compliance	Adherence to Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSWMP, FERP, CWTS, Driver Code of Conduct and Community Communication Strategy.	Covered under Z44, Z49, Z51, Z52, Z53, Z54, Z55, Z56 and Z59. Assessed as compliant in relevant sections.				
Z87	SSD	C9	Traffic	Construction Vehicle requirements	All construction vehicles (excluding site personnel vehicles) must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	19/11/2021: Observation: - Construction vehicle was observed to be fully contained within the northern part of the site, where permit exists.				
Z88	SSD	C10	Security	Hoarding requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	19/11/2021 Observation: - No third-party advertising was observed on the hoarding.				
					(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	As above				
Z89	SSD	C11	Safety	Public way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	19/11/2021 Observation: - Public way was not obstructed with materials, vehicles, refuse, skips associated with construction work.				
Z90	SSD	C12	Traffic	Appian Way public vehicle access	The Appian Way must remain open for general public vehicles and pedestrians during construction and can only be closed to vehicles once the Public Domain Works commence.	19/11/2021 Observation: - The Appian Way was observed open for general pedestrians but closed for public. Record: - Email from Council dated 25 October 2021 regarding permit for use of The Appian Way (Permit WP-H-2028/2021), which will end on 30 November. Interview: - Built states they have applied for extension of closure of The Appian Way, which is currently with Council to review. - A separate DA is underway for the public domain development at The Appian Way.				
Z91	SSD	C13	Traffic	Appian Way closure	Any closure of The Appian Way must be undertaken after appropriate consultation with Council, with a notification period of no less than 28 days prior to commencement of relevant works.	See Z90. Item is considered compliant.				
Z92	SSD	C14	Noise	Noise Level	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	19/11/2021 Observation: - No unacceptable noise was noted.				
Z93	SSD	C15	Traffic	Construction vehicle requirements	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding area outside of the construction hours of work outlined under condition C4.	19/11/2021 Record: - No complaints received regarding construction vehicle arrival to site outside of approved construction hours.				
Z94	SSD	C16	Noise	Use of Quackers	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	19/11/2021 Observation: - No noise associated with vehicle was noted.				
Z95	SSD	C17	Noise	Vibration standards	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and	19/11/2021 Record: - No complaints received regarding vibration associated with construction activities.				
					(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	19/11/2021 Record: - No complaints received regarding vibration associated with construction activities.				
Z96	SSD	C18	Noise	Vibration standards	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	19/11/2021 Interview: - No vibratory compactors within 30 m of residential property and none used within the last 6 months. 19/11/2021 Observation: - The use of vibratory compactor was not observed.				

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Z97	SSD	C19	Noise	Limits on vibration standards	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Planning Secretary.	Reviewed as part of Z95 and Z96 and assessed as compliant				
Z98	SSD	C20	Building	Tree protection limits	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	19/11/2021 Observation: - No street trees were observed.				
					(b) all street trees / public domain trees immediately adjacent to the proposed works must be protected at all times during construction in accordance with Council's tree protection requirements and in accordance with the recommendations of the Arborist Report dated 11 June 2019 prepared by Archerfield Partners. Any tree which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	As above				
					(c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	As above				
Z99	SSD	C21	Dust	Dust reduction	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	19/11/2021 Observation: - No visible dust issue was observed.				
Z100	SSD	C22	Dust	Dust reduction methods	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	19/11/2021 Observation: - No stockpiles were observed.				
					(b) all trucks entering or leaving the site with loads have their loads covered;	As above				
					(c) trucks associated with the development do not track dirt onto the public road network;	As above				
					(d) public roads used by these trucks are kept clean; and	As above				
					(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	As above				
Z101	SSD	C23	Sediment	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, must be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Covered in previous audit: 8/6/2021 Record sighted: - Bonacci Sediment and Erosion Control Plan (Drawing No. C00-05, Revision 10). 19/11/2021: Observation: - No evidence of sediment in stormwater drains west of the site.				

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Z102	SSD	C24	Soil & Water	Imported Material	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	19/11/2021 Interview: - No material imported to site within Audit Period.				
					(b) keep accurate records of the volume and type of fill to be used; and	19/11/2021 Interview: - No material imported to site within Audit Period.				
					(c) make these records available to the Certifier upon request	19/11/2021 Interview: - No material imported to site within Audit Period.				
Z103	SSD	C25	Water	Stormwater collection and drainage	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	19/11/2021 Interview: - No discharge of stormwater has occurred.				
Z104	SSD	C26	Safety	Employee and contractor briefings	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	19/11/2021 Record Sighted: - Induction documentation includes Evacuation Procedures.				
Z105	SSD	C27	Water	Stormwater management system	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s);	6/12/2021 Record Sighted: - Warren Smith & Partners letter (12 July 2021), Western Sydney University, Bankstown CC2b Civil Services Design Statement (Project No. 2021 7207000, Rev 3). - Group DLA email (18 July 2021) confirming DA Condition C27 is closed out based on the submission of appropriate documentation.				
					(b) be generally in accordance with the conceptual design in the Amended DA and Response to Submissions;	As above				
					(c) be in accordance with applicable Australian Standards; and	As above				
					(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines	As above				
Z106	SSD	C28	Heritage	Discovery of Aboriginal objects	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.	19/11/2021 Interview: - Walker and Built state that no Aboriginal objects or relics have been excavated to date.				
Z107	SSD	C29	Heritage	Discovery of archaeological relics	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	19/11/2021 Interview: - Walker and Built state that no Aboriginal objects or relics have been excavated to date.				
Z108	SSD	C30	Waste	Waste generated on site	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	19/11/2021 Observation: - Waste was not observed in public or neighbouring area.				
Z109	SSD	C31	Waste	Waste classification	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	19/11/2021 Record Sighted: - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow.				

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Z110	SSD	C32	Waste	Waste disposal	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. <p>19/11/2021 Observation:</p> <ul style="list-style-type: none"> - Concrete waste disposed offsite, collected in a tray everyday. Rinse water is reused in future batches. - A drum containing water with water based paint (from hoarding painting) connected to another drum, which was reportedly let do drain into the gravel. <p>19/11/2021: Interview:</p> <p>Built stated that they will organise a licensed contractor to remove the remainder of the paint water.</p>	Recommendation: 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 licensed contractor.			
Z111	SSD	C33	Waste	Record of waste	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. 				
Z112	SSD	C34	Waste	Waste disposal requirements	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - NSW SafeWork Notice of Intent from Mainland (5/7/2021) to remove asbestos. - SUEZ receipts of asbestos contaminated soil dated 26/8/2021 received at Elizabeth Drive Waste Facility. 				
Z113	SSD	C35	Safety	Lighting requirements	Under awning lighting must be recessed into the soffit of the awning and must meet luminance levels for pedestrians required by AS 1158, 'Lighting for roads and public places', and use Australian Standard for Amenity Lighting 'P' and 'V' category, and artwork 'effect' lighting.	<p>15/11/21 Record Sighted:</p> <ul style="list-style-type: none"> - Walker state that lighting works has not commenced. This condition will be assessed in the subsequent audit. 	To be checked in subsequent audit			
Z114	SSD	C36	Safety	External lighting maintenance standards	The Applicant must ensure that all other external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>15/11/21 Record Sighted:</p> <ul style="list-style-type: none"> - Walker state that lighting works has not commenced. This condition will be assessed in the subsequent audit. 	To be checked in subsequent audit			

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Z115	SSD	C37	Compliance	Planning agreement requirements	Within six months after the date of this consent, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a Planning Agreement (PA) with the Council in accordance with: (a) Division 7.1 of Part 7 of the EP&A Act; and	Covered in previous audit. 6/7/2021 Record Sighted: - Canterbury Bankstown Council Minutes for 25 May 2021 Item 5.1 stating that Council Enter into the Planning Agreement for the development.		Compliant	Non-Compliant	Not Triggered
					(b) the terms of the offer in the letter dated 30 November 2020 from Walker Bankstown Developments Pty Ltd to the Council.	Covered in previous audit. 6/7/2021 Record Sighted: - Canterbury Bankstown Council Minutes for 25 May 2021 Item 5.1 stating that Council Enter into the Planning Agreement for the development.				
Z116	SSD	C38	Compliance	Finalisation of PA and bond payment.	If the Applicant and Council do not enter into a PA within six months after the date of this consent: (a) the parties must, in good faith, do all things reasonably necessary to expedite finalisation of the PA; and	Covered in previous audit. 6/7/2021 Record Sighted: - Canterbury Bankstown Council Minutes for 25 May 2021 Item 5.1 stating that Council Enter into the Planning Agreement for the development.		Compliant	Non-Compliant	Not Triggered
					(b) the Applicant must provide to Council a bond equalling the Total Contribution Value in the terms of the offer in the letter dated 30 November 2020 from Walker Bankstown Developments Pty Ltd to the Council and the bond must be returned to the Applicant on the execution of the PA.	Covered in previous audit. 6/7/2021 Record Sighted: - Canterbury Bankstown Council Minutes for 25 May 2021 Item 5.1 stating that Council Enter into the Planning Agreement for the development.				
Z117	SSD	C39	Audit	Auditor written agreements	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	8/6/2021 Record sighted: - Letter from NSW DPIE (23 April 2021) WSU Bankstown City Campus - (SSD-9831) Independent Environmental Audit Team Proposal stating approval of the Audit team.		Compliant	Non-Compliant	Not Triggered
Z118	SSD	C40	Audit	Independent Auditor Post Approval Requirement	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	8/6/2021 Record sighted: - Submission of Audit Program into the Project Portal - date is not provided but this document was provided prior to the Audit.		Compliant	Non-Compliant	Not Triggered
Z119	SSD	C41	Audit	Additional audit timing	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	15/11/2021 Record Sighted: - Walker state that no Planning Secretary requests were received.		Compliant	Non-Compliant	Not Triggered
Z120	SSD	C42	Audit	Audit report response	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent;	19/11/2021 Record Sighted: - Walker (6 August 2021) Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Independent Environmental Audit provides a summary and response to the previous Zoic IEA.		Compliant	Non-Compliant	Not Triggered
					(b) submit the response to the Planning Secretary and the Certifier; and	19/11/2021 Record Sighted: - Walker (6 August 2021) Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Independent Environmental Audit provides a summary and response to the previous Zoic IEA. - Post Approval submission receipt through the Major Projects Portal of the previous Independent Environmental Audit.				
					(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	19/11/2021 Record Sighted: - Walker (6 August 2021) Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Independent Environmental Audit provides a summary and response to the previous Zoic IEA available online.				
Z121	SSD	C43	Audit	Independent Auditor report Submission timeline	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	19/11/2021 Record Sighted: - Walker (6 August 2021) Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Independent Environmental Audit provides a summary and response to the previous Zoic IEA. - Post Approval submission receipt through the Major Projects Portal of the previous Independent Environmental Audit.		Compliant	Non-Compliant	Not Triggered
Z122	SSD	C44	Audit	Limited Audits on operational compliance	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The development is in the construction phase. This condition is not triggered.		Compliant	Non-Compliant	Not Triggered

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Appendix 1 - Written incident notification and reporting requirements										
Z123	SSD	Appn. 1(1)	Incident/Non-Compliance	Written notification	A written incident notification addressing the requirements set out below must be provided to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	22/11/2021 Record Sighted: - Walker letter (28 October 2021) 'Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Notice of Incident. - Built letter (2 November 2021) 'WSU Bankstown City Campus SSD-9831 - Incident Notification.				
Z124	SSD	Appn. 1(2)	Incident/Non-Compliance	Written notification inclusion	Written notification of an incident must:	As above				
					a. identify the development and application number;	As above				
					b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	As above				
					c. identify how the incident was detected;	As above				
					d. identify when the Applicant became aware of the incident;	As above				
					e. identify any actual or potential non-compliance with conditions of consent;	As above				
					f. describe what immediate steps were taken in relation to the incident;	As above				
					g. identify further action(s) that will be taken in relation to the incident; and	As above				
h. identify a project contact for further communication regarding the incident.	As above									
Z125	SSD	Appn. 1(3)	Incident/Non-Compliance	Written notification timeline	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	22/11/2021 Record Sighted: - Walker letter (28 October 2021) 'Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Notice of Incident. - Built letter (2 November 2021) 'WSU Bankstown City Campus SSD-9831 - Incident Notification. - NSW Government Major Projects Portal receipt of A24_Notification of Incident - DPIE Email (3 November 2021) response to 'Incident - Vehicle exit - line of sight - SSD9831 stating that the Department had no comments on the document at that time.				

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Z126	SSD	Appn. 1(4)	Incident/Non-Compliance	Inclusions in incident report	The Incident Report must include: a. a summary of the incident;	22/11/2021 Record Sighted: - Walker letter (28 October 2021) 'Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Notice of Incident. - Built letter (2 November 2021) 'WSU Bankstown City Campus SSD-9831 - Incident Notification. - NSW Government Major Projects Portal receipt of A24_Notification of Incident - DPIE Email (3 November 2021) response to 'Incident - Vehicle exit - line of sight - SSD9831 stating that the Department had no comments on the document at that time.				
					b. outcomes of an incident investigation, including identification of the cause of the incident;	As above				
					c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; an	As above				
					d. details of any communication with other stakeholders regarding the incident.	As above				
Appendix 2 - Advisory notes										
Z127	SSD	AN1	Compliance	Licence, approvals and consent requirements	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	19/11/2021 Record Sighted: - B-Class hoarding licence from CBC with Electronic Record and Signature disclosure signed 28/9/2021. - CBC (25 October 2021) email regarding Permit for use of The Appian Way (Permit No. WP-H-2028/2021) stating the current work permit for the temporary use of the former driveway area of The Appian Way between WSU Building and Civic Tower which ends on 30 November 2021. An application has been placed for extension. Covered under previous and checked for validity. 8/6/2021 Record sighted: - Department of Infrastructure, Transport, Cities and Regional Development (11 May 2021) Decision Under the Airports (Protection of Airspace) Regulations 1996 for Crane Operation - Hammerhead Tower Crane. - Licence Agreement between Canterbury Bankstown Council and Walker signed by Council (signed Walker and Council dated 24 March 2021). - Email from Council dated 22 April 2021 regarding fees for footpath closure licence valid to 11/5/22.				
Z128	SSD	AN2	Compliance	Payment of a long service levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	8/6/2021 Record sighted: - Letter by Long Service Corporation (18 March 2021) Approval to Pay Levy by Instalments indicating 4 payments will be made for duration of the project. - 1st Levy Receipt 00473410 (22 March 2021) issued by NSW Government Long Service Corporation. - 2nd Levy Receipt 00486207 (1 June 2021) issued by NSW Government Long Service Corporation. 19/11/2021 Record Sighted: - 3rd Levy Receipt 9000846 (1/9/2021) Issued by NSW Government Long Service Corporation.				
Z129	SSD	AN3	Compliance	Advice or notice service requirement	Any advice or notice to the consent authority must be served on the Planning Secretary.	15/11/2021 Record Sighted: - Walker state that no notice to the consent authority has been served.				
Z130	SSD	AN4	Building	Access and facilities for people with disabilities.	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	The development is not in the operation phase. This item is not yet triggered.				
Z131	SSD	AN5	Utility	Approvals on utility work	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Refer to Z40. Assessed as compliant.				

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Z132	SSD	AN6	Utility	Approval from electricity and gas providers	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	19/11/2021 Record Sighted: - Jemena email dated 19 November 2021, gas offer accepted and Energy Australia is the nominated gas retailer. - NBN letter (11 March 2021) 'Provisioning of Telecommunication Services - Confirmation of final payment'.				
Z133	SSD	AN7	Traffic	Road and traffic facilities council requirements	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	15/11/2021 Record Sighted: - Walker state that road and pavement works have not commenced.				
Z134	SSD	AN8	Traffic	Road occupancy licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	19/11/2021 Record Sighted: - CBC Road Opening Permit dated 24 September 2021 expiring 24 September 2022 but no road occupancy licence has been required.				
Z135	SSD	AN9	Safety	Security and safe work requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	19/11/2021 Observation: - Site hoarding was observed with secure access. Traffic controller was observed in the area of heavy vehicles along the northern part of the site.				
Z136	SSD	AN10	Infrastructure	Hoarding application	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	19/11/2021 Record Sighted: - B-Class hoarding licence from CBC with Electronic Record and Signature disclosure signed 28/9/2021.				
Z137	SSD	AN11	Safety	Asbestos handling	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	19/11/2021 Record Sighted: - SafeWork NSW Notice of Intent to Remove Non-Friable Asbestos submitted 5 July 2021.				
Z138	SSD	AN12	Safety	Fire and Safety certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This item is for Operational Phase only.				
Environmental Impact Statement										
Z139	EIS	11	Contamination	Unexpected finds, waste classification, hazardous building materials	Contamination: the potential for site contamination has been identified through an intrusive soil assessment and analysis. The potential for contamination is considered low. However, an unexpected finds protocol should be followed and a waste classification assessment should be carried out prior to disposal of any fill material off site. HBM should be managed in accordance with the requirements of the NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and guidelines.	19/11/2021 Record Sighted: - NSW SafeWork Notice of Intent from Mainland (5/7/2021) to remove asbestos. - SUEZ receipts of asbestos contaminated soil dated 26/8/2021.				
Z140	EIS	11	Noise	Vibration monitoring during basement construction	Geology: Excavation and shoring are subject to a separate Early Works DA which will implement the ongoing recommendations of Douglas Partners. Proper vibration mitigation measures will be required to mitigate risk damage to adjoining buildings and survey monitoring of the shoring walls and adjacent buildings should be carried out to measure the vertical and lateral movements. The monitoring should be carried out using precise levelling techniques to 0.5 mm accuracy, with measurements taken on a weekly basis during the basement construction period.	19/11/2021 Interview: - No complaints regarding vibration has been received. Covered in previous audit: 8/6/2021: - CRUX Surveying Monitoring Report (29 March 2021) - CRUX Surveying Monitoring Report (1 April 2021) - CRUX Surveying Monitoring Report (8 April 2021) - CRUX Surveying Monitoring Report (11 May 2021) - CRUX Surveying Monitoring Report (19 May 2021) - CRUX Surveying Monitoring Report (26 May 2021)				
Z141	EIS	11	Water	Dewatering	Groundwater Measures: As the proposed basement level is below the groundwater level temporary support for excavation will be required to prevent groundwater inflow to the site to prevent the risk of large groundwater inflows which would require disposal off site and potentially drawdown of groundwater surrounding the site. During construction, dewatering, possibly by 'sump-and-pump' methods, will be required. Due to expected groundwater uplift pressure dewatering will need to continue until the dead load of the structure is sufficient to restrain the structure from upward movement.	19/11/2021 Interview: - Built states there has been no groundwater intrusion to date.				

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Construction Environmental Management Plan - Built, Western Sydney University (Rev 5)										
Z142	CEMP	2.3	Safety	24-Hour Contact	The following details have been provided for the project Site Manager; this number is contactable 24hrs a day should it be necessary: Michael Clamp (Site Manager) 0488 088 175	19/11/2021 Observation: - Contact details were observed on site hoarding.				
Z143	CEMP	2.5	Building	Structural Certification for Temporary Structures	Any applications and/or certification of temporary structures will be sought by the Contractor as required. Prior to the works occurring onsite Built will develop these design and methodologies whilst working through the necessary approval process with necessary parties. Where applicable, ASA Standards will be applied to ensure compliance is achieved and maintained. Built has a comprehensive procedure that will be followed for all temporary works required on its projects. Major items of Temporary works will include but not limited to: - B-Class Hoardings - Tower Cranes and associated temporary elements (footings, climbing pockets, crane ties, etc.) - Man and material hoists. - Edge protection (scaffold and screens).	19/11/2021 Record Sighted: - E.A. & Associates Consulting Engineers (16.08/2021) 'Design Certificate - Third Party Review of Class B Hoarding' Certificate reference 15.2.3720. - Email D.J Hibbert Construction Engineers regarding 3rd party review of single hoist design for the North and South hoists. Covered in previous audit: 8/6/2021 Record sighted: - CraneSafe Certificate No. WA157354 (expiry 17/5/2022) - E.A. & Associates Consulting Engineers Pty Ltd (1 May 2021) Built - Western Sydney University Bankstown, Design Certificate - TC1 - Liebherr 370 EC-B 12 Fibre Tower Crane Foundation (Cert Ref: 15.2.3383). - D. J. Hibbert Construction Engineers (3 May 2021) Third Party Structural Design Certification of TC1 - Liebherr 370 EC-B 12 Fibre Tower Crane Foundation at Western Sydney University, Bankstown.				
Z144	CEMP	2.8	Traffic	Induction - Transport/parking	During the site induction process for all workers attending the site, Built will complete a survey to ascertain the travel methods people are taking to get to the site and Built will reiterate the preference that public transport is used as the primary travel method for all workers and will also outline the restrictions on parking in the local area.	19/11/2021 Interview: - No complaints received about volume of vehicles. Covered in previous audit: 8/6/2021 Record sighted: - Built induction provides Site-Specific Rules on construction/workers vehicles are not permitted in Council, Library and Aldi carpark. - Site Inductee's Transport Survey March-April 2021. 19/11/2021 Observation: - No construction parking is available onsite.				
Z145	CEMP	2.9	Consultation	Publicly accessible website	In accordance with condition A22 SSD-9831 a project website has been established, the website can be found at the following link. https://wsubankstown.walkercorp.com.au/ to help keep the community informed about the project and provide a forum for consultation and Built's Health, Environment and Safety Management System includes details of how the management of external stakeholders and complaints is to be handled.	19/11/2021: Record sighted: - Website was sighted which provides the required details				
Z146	CEMP	2.9	Compliance	Project sign contact details	A project sign board will also be installed sharing contact details of Key Personnel which will be on display adjacent the site entry.	19/11/2021 Observation: - Key personnel details are provided adjacent to site entry.				
Z147	CEMP	3.1	Building	Hoarding	The current A - class hoardings will remain in place with a minor modification to the southern boundary upon site possession by Built. As well as B - class hoardings to be installed along and over BLaKC Laneway. Engineering inspections and sign offs will be obtained once Built take possession of the site.	19/11/2021 Observation: - Access to the site via turnstile was observed. - Site hoarding was observed to delineate the site and site accommodation from pedestrian in the majority of the site. Chain and mesh fencing was observed in the northern boundary to delineate the heavy vehicle area. 22/11/2021 Record Sighted: - B-Class hoarding licence from CBC with Electronic Record and Signature disclosure signed 28/9/2021. - E.A. & Associates Consulting Engineers (16.08/2021) 'Design Certificate - Third Party Review of Class B Hoarding' Certificate reference 15.2.3720.				
Z148	CEMP	3.1	Building	Access and pedestrian path	Access for the site accommodation will be through the south east turnstile adjacent Appian Way and Paul Keating Park. The pedestrian path up to the site accommodation will have chain and mesh fencing as a means of protection and delineation from site and site accommodation.	19/11/2021 Observation: - Access to the site via turnstile was observed. Pedestrian accommodation is inside the hoarded area.				
Z149	CEMP	3.1	Building	Concrete pumping zone	The concrete pumping zone will be constructed to a loading of 20kPa and be reviewed by both the permanent and temporary works engineers.	19/11/2021 Record sighted: - TTW Drawing S9001 (7/10/2021) states "Designed for 20kPa for temporary construction loading." - with "For Construction" stamp.				

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Z150	CEMP	3.2	Building	Hoarding	- The B-Class along BLaKC laneway will be of 10kpa rated as overhead protection, to maintain access for pedestrians and vehicles which share the sites boundaries. All necessary lighting will be added to the hoarding to ensure suitable luminance is provided should the hoardings impact the current lighting levels. The final details of the B-Class hoardings will be shared with the relevant stakeholders once designed, engineered and will be worked through the interested parties during the approval process. - All works relating to the above-mentioned hoarding plans will be coordinated in consultation with Canterbury Bankstown Council as required.	19/11/2021: Observation: - The B-Class hoarding was observed. 22/11/2021 Record Sighted: - B-Class hoarding licence from CBC with Electronic Record and Signature disclosure signed 28/9/2021. - E.A. & Associates Consulting Engineers (16.08/2021) 'Design Certificate - Third Party Review of Class B Hoarding' Certificate reference 15.2.3720.				
Z151	CEMP	3.3	Safety	External lighting	Currently there is external public domain lighting to the south of the site adjacent Paul Keating Park. This lighting will be removed, and lighting will be installed on the southern hoarding to replicate the current LUX levels. As per standard industry practice, lighting underneath B Class hoardings will be installed to provide lighting to the design requirements of AS 1158.	19/11/2021 Observation: - Photograph of lighting under B-Class hoarding was observed.				
Z152	CEMP	3.4	Security	Live headcount system	Site access control system: This is a web-based access control system that manages and controls access to the site. This system provides us with LIVE reporting on headcount & assistance with evacuation Management. At site entry & exit points, turnstiles are utilised where workers will scan on & off with custom photo ID passes.	19/11/2021 Record Sighted: - Daily onsite report 8 October 2021 provides details of contractors, company, entry and exit time. All times within the approved construction hours. - No complaints regarding out of hours work. 19/11/2021 Observation: - Turnstiles observed at site entrance which requires scan on and off.				
Z153	CEMP	3.4	Security	Out of hours security patrols	Out of hours security patrols will be utilised strategically during the project. The focus will be on the back end of the project, as the potential for theft and vandalism increases. Shutdown periods (Christmas and Easter) will also be monitored by external security services.	19/11/2021 Interview: - no need has been identified to use out of hours security patrols. There is potential that these will be needed over the Christmas and Easter periods.				
Z154	CEMP	3.4	Safety	Induction	The Principal's Representative personnel and any other person nominated by the Principal's Representative will be provided access after completing the necessary form of induction. Due to the changing nature of the works on the construction site and a level of unfamiliarity with the progress of the works, the induction provided in these cases will require that the identified personnel are always escorted whilst on-site by Built representatives.	19/11/2021 Record Sighted: - Induction register. 19/11/2021 Observation: - The Auditors were escorted while onsite, Built states that no induction was required.				
Z155	CEMP	3.5	Building	Site accommodation to code	It will be required that all site accommodation is constructed to all statutory code requirements and the current design / proposal attached is designed as such.	Covered in previous audit: 8/6/2021 Record sighted: - Murdocca & Associates Pty Ltd (26 May 2021) Built WSU Rickard Road, Bankstown stating that the amenity facility is considered structurally adequate and in compliance with relevant SAA Building Codes for stability requirements.				
Z156	CEMP	3.6	Safety	Site emergency evacuation procedure	Prior to construction works commencing, the emergency evacuation procedures will be outlined within the Site Health Safety & Environmental (HSE) Management Plan, containing an appendix addressing our Project Emergency Response Plan.	Covered in previous audit: 8/6/2021 Record sighted: - Built.Safe (28 April 2021) Project Emergency Response Plan Bankstown City Campus (WSU) and its updated version on 11 April 2021				
Z157	CEMP	3.7	Equipment	Site Craneage	The Cranes will be painted Orange and White inline with CASA requirements.	19/11/2021 Observation: - The crane was observed to be painted orange and white.				
Z158	CEMP	3.7.1	Infrastructure	Partial road closure for crane dismantling	When the floor plates have been sufficiently loaded with services and finishes and the roof construction is complete, the internal TC1 crane climbs down in height to where it is dismantled with a mobile crane from Rickard Road, envisaged to be a 550t mobile, which will require a partial road closure which will need to be coordinated & approved by CBC, RMS once detailed planning is in place.	Crane dismantling to occur at a later date. This conditions is not yet triggered.	To be reviewed in subsequent audit.			

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Z159	CEMP	3.9	Safety	Scaffolding	<p>- During Basement construction edge protection is to be provided by the Formwork Subcontractor in the way of handrails to working decks. Built will provide stretcher stair access into the excavation.</p> <p>- Main scaffolding/edge protection required for the project works is as follows:</p> <ul style="list-style-type: none"> • Scaffold Rosette in raft for jump form establishment • Scaffold and Edge protection through internal atriums and voids • L1- L3 Rosette edge protection to the west and southern boundaries • L4 – L8 Rosette edge protection to the north west boundary • L9 – L14 Rosette edge protection to whole western boundary • L15 – 19 Rosette edge protection to whole west and southern boundaries <p>• All other faces will have hydraulic screens as edge protection.</p> <p>- In addition to perimeter screens and handrails, Built will deploy full height debris meshing to the whole perimeter elevation of the building to prevent any falling objects. These mesh screens will be installed from the top of the handrail to the concrete soffit and provide a fully enclosed elevation.</p>	<p>19/11/2021 Observation:</p> <ul style="list-style-type: none"> - Stair case was observed for excavation entry. Built states that two stretcher stair access were present (not observed). - Debris meshing observed at the edges on the northern and western parts of the building. 				
Z160	CEMP	4.1.2.1	Heritage	Unexpected Finds	<p>In the unlikely event that previously unknown Aboriginal or non-Aboriginal object(s) and/or sites are discovered during the construction phase, works will stop and an appropriately qualified archaeologist and members of the Gandangara Local Aboriginal Land Council (GLALC) will be contacted to assess the nature, extent and significance of the identified object(s) and/or sites.</p>	<p>Assessed in Z107 as non-triggered as no objects have been uncovered.</p>				
Z161	CEMP	4.1.2.2	Contamination	Unexpected Finds	<p>If unexpected finds are discovered, the following procedure will be implemented:</p> <ul style="list-style-type: none"> •works will cease in the vicinity of the discovery •the Principal Contractor will be informed immediately of the event •A suitably experienced environmental consultant will undertake an assessment of any unexpected finds and determine any further actions required e.g. sampling and/or validation of material, potential for remediation and/or management •Works will not recommence until the extent of the contamination has been assessed and, if necessary, additional controls have been implemented •the material will be separated from other materials and stockpiled for assessment •sampling of the materials will be undertaken in accordance with the relevant guidelines •samples will be analysed for a range of analytes as required •laboratory results will be assessed to determine the appropriate waste classification of the material •depending on the classification, material already excavated and stockpiled will be transported to an appropriate waste facility that is licensed to accept waste of the relevant classification or beneficially reused if appropriate. <p>Any unexpected finds will be documented in the validation report to be prepared at the completion of the work and Built will notify Walker, CBC, relevant Authorities and other stakeholders as required.</p>	<p>19/11/2021 Interview:</p> <ul style="list-style-type: none"> - Built states that no unexpected finds have been uncovered to date. 				
Z162	CEMP	4.1.5	Infrastructure	Tower Façade	<p>An important part of the process will be in the development review and approval of a façade prototype/VMU.</p>	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - Built approval of the VMU dated 12 August 2021 Part O - Design Consultant's Certificate. 				

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Z163	CEMP	5.2	Safety	HSE plan	<p>A site-specific Health, Safety and Environment (HSE) Plan will be developed by Built to demonstrate how Workplace Health & Safety (WHS) will be managed on the project. The plan is required to identify the scope of work to be undertaken, the hazards associated with the work and the risk assessment processes and risk control measures to be used in the execution of the plan. This is a live document throughout the construction works which is continually updated to address Project Risks & High-Risk Construction Works SWMS.</p> <p>In addition, the plan [HSE Plan] will specifically address the following:</p> <ul style="list-style-type: none"> •WHS training – identification of WHS training needs of all personnel, induction training, refresher training, attendance of WHS committee personnel at consultation training etc; •Incident management – identifies who will be available during and outside normal working hours to prevent, prepare for, respond to and recover from illness/injury and incidents; •Site safety rules – As a minimum will include induction and safety training, PPE, Site access and security, emergency procedures, illness and injury, protection of personnel and the public, work at elevated areas, safe working, hazardous materials and dangerous goods etc; •Safe Work Method Statements – All activities assessed as having high WHS risks require a SWMS to be prepared and implemented. <p>All controls for 'High-Risk Construction Work' are to be signed off by the Project Manager and Site Manager by signing HSE-041 SWMS Review HRCW.</p>	<p>Covered in previous audit.</p> <p>8/6/2021 Record sighted: - Built (March 2021) Health Safety & Environmental Management Plan</p>				
Z164	CEMP	5.2	Safety	Site induction	All site personnel, without exception, will be required to undergo a site-specific site induction that will encompass primarily safety and environment, but also the general site rules and requirements.	<p>19/11/2021 Record Sighted: - Updated induction register</p>				
Z165	CEMP	5.3	Safety	Pandemic Response Plan	<p>Built will have in place a Pandemic Response Plan ensuring Built comply with the current regulations outlined by SafeWork Australia. The plan will cover the four basic principles outlined by SafeWork Australia (SWA):</p> <ul style="list-style-type: none"> •Prevention and preparedness •Response - initial action •Response - targeted action •Recovery 	<p>Covered in previous audit:</p> <p>8/6/2021: Record sighted: - Built (August 2020) Pandemic Response Plan COVID-19.</p>				
Z166	CEMP	5.4	Waste	Waste Management Plan	Built's Waste Management Contractor has prepared a project specific Waste Management Plan included at Appendix B and will implement the details described below as part of the Waste Management strategy to be adopted on the project to address the creation, disposal and minimization of waste created by the construction of the project and to ensure the effective disposal of such waste in accordance with all legislated requirements and to reach the re-use targets nominated in the project reports.	<p>Covered in previous audit:</p> <p>8/6/2021 Record sighted: Purple Cow (Undated) Waste Management Plan</p>				
Z167	CEMP	5.4	Waste	Waste management measures	<p>The following waste management measures will be undertaken during construction:</p> <ul style="list-style-type: none"> - Disposal of waste that cannot be recovered, reused or recycled and requires land filling is to be safely recovered and disposed to licensed landfills; - All documentation of materials disposed, landfill receipts, contracts, waste plans, etc. will be retained and maintained to meet the data collection requirements of this project. Appropriate storage arrangements to guard against product degradation or damage from weathering or moisture are to be established; - Prefabricated materials are to be purchased where possible; - Materials are to be delivered by suppliers only when needed. This reduces the opportunity for waste through error or change in estimate, permits on-site measurement rather than from drawings and provides for any modifications that the client may request; - Packaging is to be minimised for building supply materials; - Litter management will be implemented on site to address air borne litter and litter entering the storm water system. 	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. - Induction section Environmental Procedures provides waste minimisation strategy. 				

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Z168	CEMP	5.5.1	Dust	Dust management	- Dust will be managed with regular maintenance of driveways and ramps within the site and as required, road sweepers will be engaged to clean the Rickard road loading zone and the street itself. - A cattle-grid frame will be established at the top of the ramp from the excavation which will be supplemented by wheel washing. - Stockpiled spoil will be back-bladed to seal the surface from wind generated dust. - Subject to weather conditions (wind speeds), loading of trucks with spoil may require water misting to suppress dust and vehicles leaving the site with excavation spoil, waste bins and any other load that have potential to have dust blown into the air will be covered.	19/11/2021 Observation: - No visible dust was observed resulting from the construction. - The ramp has been removed at the time of the Audit. - No soil stockpiles left onsite, earthworks have been completed. No trucks with spoil was observed.				
Z169	CEMP	5.5.1	Amenity	Maintenance of site amenities	Regular maintenance of site amenities, which will be directly connected to the sewer, will also minimise unpleasant odours from leaving the site.	19/11/2021 Observation: - Amenities were connected to the sewer.				
Z170	CEMP	5.5.2	Soil & Water	Erosion and sediment control	The control of stormwater from rain events will be managed with the implementation of the Sediment and Erosion Control Plan as detailed at Appendix D. These controls will be established during the early works bulk excavation scope and will be modified and maintained as Built commence building works.	Covered under previous audit: 8/6/2021 Record sighted: - Bonacci Sediment and Erosion Control Plan (Drawing No. C00-05, Revision 10). 19/11/2021: - No sediment control observed, but no sediment/silt observed on the stormwater drains west of the site.				
Z171	CEMP	5.5.2	Soil & Water	Dewatering	Where significant rain events result in flooding of the site, dewatering will be undertaken in accordance with the Environmental Management Plan with the nominated pH and turbidity levels to be met before any water is discharged to the stormwater system. As works progress in the basement, particularly with the early installation of the permanent stormwater pump out tanks and construction of elements such as the lift pits, these structures will become holding tanks to which the site will be dewatered for any required treatment prior to discharge.	19/11/2021 Interview: - Built states that no flooding has occurred on-site during the Audit Period requiring dewatering.				
Appendix A - Arup Construction Pedestrian & Traffic Management Plan										
Z172	CTPMP	3.2	Traffic	Traffic controllers	Vehicle access will be managed by traffic controllers and may have expandable barriers to control pedestrian activity.	19/11/2021 Observation: - Traffic controller was observed at Rickard Rd.				
Z173	CTPMP	3.2	Traffic	Access	•Concrete trucks will enter the site via the Rickard Road entrance and continue into the hoisting/lifting zone before reversing into the concrete pumping zone. Once pumping is complete, concrete trucks will exit via the Rickard Road entry point (to allow simultaneous loading to occur at the hoisting/lifting zone). •As much as possible, truck movements to and from the site will be scheduled to minimise traffic disruption in the surrounding road network; •Oversized vehicles will be transported to/from the site in strict accordance with Transport for NSW (TfNSW) guidelines and Council requirements to minimise traffic disruption during normal business hours; •The designated haulage routes will be communicated to all truck drivers to ensure truck movements to/from the site are as efficient as possible; •The loading and unloading of trucks would be planned to ensure each individual truck haulage capacity is fully utilised reducing the number of truck movements; •The need for construction vehicle marshalling areas outside of the site will be determined closer to the time of construction when there is more detailed information available regarding the origin of construction vehicle trips. If required, potential areas will be identified, and their suitability discussed with the relevant stakeholders; •All delivery vehicles associated with the site will be parked wholly within the site in designated off-street parking areas. Construction vehicles associated with the subject site must not park in any on-street parking spaces.	19/11/2021 Observation: - No construction vehicles were observed entering the site at the time of Audit, noting that there is no vehicle access to the site anymore. Access to the site is currently facilitated by the crane. - Built states that delivery vehicles are parked in the heavy vehicle area on Rickard Road (restricted access). A truck was present in this area at the time of audit.				
Z174	CTPMP	3.2	Traffic	Pedestrian safety	•Traffic controllers will ensure the safe interaction between pedestrians and construction vehicles at the following locations. If required, expandable barriers will be in place at these locations to temporarily hold pedestrians while construction vehicles are entering and exiting only •At the site entry (at Rickard Road) •At the exit from site (at Rickard Road)	19/11/2021 Observation: - Traffic controller was observed at Rickard Rd.				

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Z175	CTPMP	3.2	Traffic	Traffic control plan	Traffic control plans will be prepared by the Traffic Control Contractor once appointed.	19/11/2021 Record Sighted: - Traffic Control Plan (3/11/2021) TCT0026848 prepared by Workplace Traffic.				
Z176	CTPMP	3.3	Traffic	Larger vehicle access	Occasionally larger vehicles may need to access the site for specific purposes (e.g. delivery of cranes etc.). These types of movements will be infrequent and will be planned to occur outside of peak traffic periods with limited lifting operations on weekends. These operations would be subject to a separate application for partial road closure with TfNSW, Council and emergency services, as required, where a Road Occupancy Licence will be issued.	19/11/2021 Interview: - No oversize vehicle deliveries have been required.				
Z177	CTPMP	3.4	Traffic	TfNSW accreditation	TfNSW accredited traffic controllers are proposed to guide pedestrians to adjacent pedestrian crossings to then use the footpath on the northern side of Rickard Road instead.	19/11/2021 Record Sighted: - Work Health and Safety Traffic Control Work tickets for current traffic controllers. 19/11/2021: Observation: Traffic controller was observed on Rickard Road.				
Z178	CTPMP	3.4	Traffic	Pedestrian barriers	When the southern footpath re-opens, expandable barriers will be in place at the entry and exit points to the site to temporarily hold pedestrians while construction vehicles are entering and exiting only.	19/11/2021: No access to construction vehicles except to the permitted area along Rickard Road.				
Z179	CTPMP	3.4	Traffic	Existing pedestrian crossing facilities & signage	- Existing pedestrian crossing facilities are to be maintained at all nearby signalized intersections and mid-block locations on Jacobs Street and Chapel Road. Pedestrian access on all sides of the site are maintained, this includes The Appian Way, Paul Keating Park footpath and the Bankstown Library and Knowledge Centre laneway. - Suitable signage including "Watch for Pedestrians" signs will be provided at egress points for construction vehicles to maintain pedestrian safety when pedestrians travel across the proposed vehicular crossings.	19/11/2021 Observation: - Pedestrian crossing facilities were maintained at all nearby intersections. Suitable signage was provided at egress points for construction vehicles.				
Construction Waste Management Plan - Purple Cow										
Z180	CWMP	Waste Minimisation measures	Waste	Recycling and recovery and monthly waste reports	The following measures will be identified to minimise the quantity of waste produced during this project: — Recyclable materials will be removed from site for processing in licensed facilities — Recoverable materials will be removed from site for processing in licensed facilities — Monthly waste data reports to be issued by waste management provider to track waste management performance	19/11/2021 Record Sighted: - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. - EPL 20607 has licence of recovery of general waste and waste storage. - Elizabeth Drive SUEZ received the Asbestos Waste. Receipts provided.				
Z181	CWMP	Recycling facilities	Waste	Waste handling	Prior to Processing: All loads are weighed and logged, with classifications completed by our waste classifier.	19/11/2021 Record Sighted: - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow.				
Z182	CWMP	Communication and training	Waste	Communication and training	Everyone at your company should be educated and informed about the waste minimisation goals and procedures for your projects.	19/11/2021 Record Sighted: - Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. - Induction section Environmental Procedures provides waste minimisation strategy.				

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Appendix D - Erosion and Sediment Control Plan										
Z183	ESCP	C00-05 Job No 1097901C Rev 10	Soil & Water	Erosion and sediment controls from plan	The following erosion and sediment controls are to be in place in accordance with the ESCP: - Steel plate for temporary protection of existing stormwater pipes from construction vehicles - Temporary construction vehicle entry/exit sediment trap - Shaker or wash bay at site exist - if a wash bay the contractor shall collect all wash runoff and cleanse the water to jurisdictional standards prior to discharge from the site. - Provide geotextile filter fabric over existing grated strip drains - Sandbags installed on existing pits - Provide geotextile filter fabric over existing grated inlet pits - Site hoarding provision shall be made at the base of the hoarding, or other approved measures, to accommodate overland stormwater flow. Installation shall accommodate 1:100 year flood water levels without increasing flood risks to adjacent properties, to authority approval. Nominally, provide 300mm deep mesh opening at bottom of hoarding to allow for overland flow. - Stormwater culverts in Appian Way may require protection from heavy vehicles, further investigation required. - Provide straw bale filter to existing culvert inlet. - Contractor to review ESC measures on site to mitigate impact on construction/regular traffic - Temporary construction vehicle entry/exit sediment trap - Sediment fence	Covered under previous audit: 8/6/2021 Record sighted: - Bonacci Sediment and Erosion Control Plan (Drawing No. C00-05, Revision 10). 19/11/2021: - No sediment control observed, but no sediment/silt observed on the stormwater drains west of the site.				
Community Communication Strategy - Urbis Final v1.0 (SA7500UP)										
Z184	Community Communication Strategy	3	Consultation	Communication	People to be consulted: - Individual households and businesses within a 500m radius of the construction zones, including: * Vicinity Centre (Bankstown Central) * City of Canterbury Bankstown Council Project contact points will be provided during communications activity to individual households and businesses within a 500m radius of the construction zones.	Covered under previous audit. - Walker (18 June 2021) Western Sydney University Bankstown City Campus Information for Our Neighbours - GPS tracking of distribution of the letter.				
Z185	Community Communication Strategy	4	Complaint	Signage	The community feedback, enquiries and complaints phone and email will be included on signage at the front of the site.	19/11/2021 Observation: - Contact details for site manager and foreman provided adjacent to site entrance.				
Z186	Community Communication Strategy	4	Consultation	Start of construction notification letter	Letter outlining construction timeline, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 14 days before start of construction to be sent to Individual households and businesses within a 500m radius of the construction zones.	Covered under previous audit. - Walker (18 June 2021) Western Sydney University Bankstown City Campus Information for Our Neighbours - GPS tracking of distribution of the letter.				
Z187	Community Communication Strategy	4	Hours	Out-of-hours notification letter	Letter outlining out-of-hours works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 7 days before out-of-hours work to be sent to individual households and businesses within a 500m radius of the construction zones.	19/11/2021 Interview: - Built states that no out of hours or unplanned works.				
Z188	Community Communication Strategy	4	Hours	Unplanned works notification letter	Letter outlining unplanned works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email no less than 24 hours before unplanned work sent to individual households and businesses within a 500m radius of the construction zones.	19/11/2021 Interview: - Built stated that out of hours work is planned up to 19/11/2021, community notification of this is to be checked in the subsequent audit. 6/12/2021 Record Sighted: - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials.				
Z189	Community Communication Strategy	4.1.1	Consultation	Community forum	Depending on the level of stakeholder interest and feedback in the first three months of construction, the principal contractor or their authorised representative will consider the establishment of community-based forums to enable deeper focus on key environmental management issues for the Project.	15/11/2021 Record Sighted: - Walker states that there has been no stakeholder interest and as such no community-based forum has been required.				
Z190	Community Communication Strategy	4.2	Complaint	Complaints register	All feedback and enquiries will be recorded in a Complaints Register. All feedback and enquiries will be answered in accordance with the below timeframes: Channel - Response Time - Email - One business day - On-site enquiry - Five business days - Site phone line - 30 minutes (during business hours) - Website contact - Three business days	19/11/2021 Record Sighted: - Complaints Register - Walker letter (28 October 2021) 'Western Sydney University Bankstown City Campus State Significant Development Application SSD-9831 Notice of Incident. - Built letter (2 November 2021) 'WSU Bankstown City Campus SSD-9831 - Incident Notification.				

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Construction Noise and Vibration Management Plan - Acoustic Logic Western Sydney University Bankstown, dated 10/3/21 Revision 0 (Ref 20210258.1/1003A/R0/SN)										
Z191	CNVMP	9.1	Consultation	Notification to neighbouring sites	Notification - Prior to commencement of excavation, and concrete pours, neighbouring development should be notified of the anticipated duration of the excavation/concrete pouring period.	19/11/2021 Interview: - Built discussing with noise and vibration consultants to amend report as concrete pours are occurring almost daily. Notification has been made regarding noise and construction plan. - No complaint has been received relating to noise.				
Z192	CNVMP	9.1	Noise	Time control	Time control: limit the use of hydraulic hammers, saw cutters and grinding activities to between 930am-1:00pm and 2:00pm-4:30pm Monday to Friday and between 9:30am-1:30pm on Saturdays.	19/11/2021 Observation: - The use of hydraulic hammers, saw cutters and grinding activities was not observed at the time of the Audit.				
Z193	CNVMP	9.1	Noise	Hydraulic hammering	If hydraulic hammering of rock is required, vibration monitoring at adjacent development is recommended. Any vibration monitor is to have SMS notification capability to enable contractor to be immediately informed when vibration limits are reached.	19/11/2021 Record Sighted: - No complaints received regarding vibration to date. - No rock cutting is required further.				
Z194	CNVMP	9.1	Noise	Vehicle noise	Trucks must turn off their engines during idling to reduce impacts on nearby receivers (unless truck ignition needs to remain on during concrete pumping).	19/11/2021 Observation: - The truck parked in the heavy vehicle area on Rickard Rd was observed to have its engine off.				
Z195	CNVMP	11.3	Complaint	Vibration complaints	In the event that complaints are made from neighbouring properties regarding vibration impacts from the subject site, vibration monitors will be installed at the property boundaries of the neighbouring properties nearest to the subject site to monitor vibration levels. A fortnightly report will be submitted to the client via email summarising the vibration events. The vibration exceedance of criteria is recorded, and the report shall be submitted within 24 hours. Complete results of the continuous vibration logging will be presented in fortnight reports including graphs of the collected data.	19/11/2021 Record Sighted: - complaint register does not indicate complaint on vibration impacts.				
Z196	CNVMP	12.2	Complaint	Response to ongoing complaints and complaint handling	Should ongoing complaints of excessive noise, vibration or dust occur, immediate measures shall be undertaken to investigate the complain, the cause of the exceedances and identify the required changes to work practices. In the case of exceedances of the vibration and dust limits, all work potentially producing vibration or dust shall cease until the exceedance is investigated. The effectiveness of any changes shall be verified before continuing. Documentation and training of site staff shall occur to ensure the practices that produced the exceedances are not repeated. If a noise complaint is received the complaint should be recorded on a Noise Complaint Form. The complaint form should list: - The name and address of the complainant (if provided) - The time and date the complaint was received - The nature of the complaint and the time and date the noise was heard - Actions taken to investigate the complaint, and a summary of the results of the investigation - Required remedial action, if required - Validation of the remedial action - If necessary, set up vibration monitoring at the location representing the nearest affected vibration receiver, with alarm device which can inform the project manager on site if the vibration exceedance happened. - Summary of feedback to the complainant. Where non-compliance or noise complaints are raised the following methodology will be implemented: 1. Determine the offending plant/equipment/process 2. Locate the plant/equipment/process further away from the affected receiver(s) if possible 3. Implement additional acoustic treatment in the form of localised barriers, silencer etc where practical 4. Selecting alternative equipment/processes where practical 5. If necessary, setup noise and vibration monitoring devices at locations representing the nearest noise/vibration and dust affected receiver and provide data for each complain time period. Analysis is required to determine suitable mitigation measures.	19/11/2021 Record Sighted: - complaint register does not indicate complaint on vibration impacts.				
Flood Emergency Response Plan (Bonacci)										
Z197	FERP	3.4	Safety	Generalised Flood Warning	As per the section below, a safety representative will need to be assigned and responsible to receive the warnings and enact the general site warning system to ensure that all personnel are evacuated from the site to fulfil proper safety procedures.	Covered in previous audit: 9/6/2021 Record sighted: - Project Emergency Response Plan (PERP) identifies the safety representative responsible for warnings and enacting the general site warning system.				

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Z198	FERP	4	Safety	Project Safety Management Plan	During construction the Contractor is responsible to create, manage, implement and audit a Construction Management Plan which includes the requirement to develop a Project Safety Management Plan (PSMP) which will dictate how the Contractor will manage safety on-site, including but not limited to, during heavy rainfall events and flooding of the site.	Covered in previous audit: 10/06/2021 Record sighted: - Built (16 March 2021) Health, Safety & Environment Management Plan Western Sydney University - Bankstown City Campus Rev No.28 Project Revision No. 1. - Built.Safe (28 April 2021) Appendix 6 to HSE Plan - Project Emergency Response Plan - Bankstown City Campus (WSU) and its updated version in 11 June 2021.				
Z199	FERP	4 & 5.1	Safety	Evacuation Drills	- The Contractor shall also train their staff and site visitors on evacuation procedures from the site in case of such a scenario. - Evacuation drills are to be undertaken twice yearly to familiarise the employees and contractors of the procedures when responding to a flood event.	19/11/2021 Interview: - Built states that due to COVID-19 evacuation drills cannot currently be 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.			
Heavy Driver Code of Conduct - Built.safe										
Z200	Heavy Vehicle Driver Code of Conduct	Responsibilities of Drivers	Traffic	Legal Requirements of Drivers	<ul style="list-style-type: none"> • Drivers must follow ALL road rules and regulations required by law. Drivers must: <ul style="list-style-type: none"> o Hold a current and appropriate licence for the class of vehicle they are operating. o Comply with speed limits on all roads. o Comply with all road works speed limits. o Obey construction traffic signs and devices. o Obey sign posted (road) load limits. o Ensure the vehicle does not exceed mass or dimension limits. o Ensure loads are distributed to remain within the capacity of the vehicle and axles. o Restrain loads appropriately in accordance with the NTC Load Restraint Guide. 	19/11/2021 Observation: - No construction vehicles were observed, with the exception of a truck and an excavator parked on the heavy vehicle area on Rickard Road (which has access restriction). - Traffic signs and speed limits were observed around the site. Covered under previous audit: 9/6/2021 Record sighted: - Built email (7 June 2021) to contractors with Heavy Driver Code of Conduct attached.				

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Z201	Heavy Vehicle Driver Code of Conduct	Responsibilities of Drivers	Safety	Safety Responsibilities of Drivers	<ul style="list-style-type: none"> • Drivers must drive safely which includes, but is not limited to: <ul style="list-style-type: none"> o Making sure you are medically fit to drive and are not under the influence of drugs or alcohol. o Driving in a calm, courteous manner that is appropriate with existing road, traffic, and weather conditions. o Not operating any vehicles or machinery while suffering from fatigue o Implementing fatigue management and rest laws and procedures. o Responding to changes in circumstances (such as delays), reporting these to your base (if possible) to implement short-term fatigue management measures. o Making sure that your rest breaks are taken at the prescribed intervals and are effective. • If you are concerned about the placement of a load or mass of loaded materials raise the issue with the Built Supervisor and do not leave site. • Drivers must always behave in a professional manner. • Routes passing schools and childcare centres should be avoided remembering that during school zone periods (08:00-09:30 and 14:30 – 16:00) the speed limit is 40KMH. • Drivers should only park or wait in approved roadside lay-byes or hard shoulders as directed by Built (these will be agreed with the RMS and Local Councils). DO NOT queue at worksite. • Drivers are to arrive and depart from worksites during approved hours, 07:00 – 18:00 Monday to Friday and 08:00-17:00 on Saturday, unless alternate approvals have been granted by Built. Drivers will be turned away if they arrive outside of approved hours and the truck operating company will be notified. • Turn vehicles off when not in use or required to idle for long periods of time. • Drivers must not leave their vehicle unless it is correctly parked, has been turned off, hand brake applied, and the keys removed. • Drivers leaving their vehicle must wear appropriate PPE (safety boots, Hi-Vis shirt, hard hat). • Vehicles must not transfer dirt or debris onto public roads. You must use rumble grids/ wheel wash units where they are installed. If any materials are deposited on public roads you must immediately contact your Supervisor and the Built Supervisor to arrange for the road to be cleaned. • Before leaving site, it is mandatory to cover truck loads and tailgates and draw bars must be free of loose material. • If approached by people with enquiries about the Works, drivers should remain polite and provide them with the community information line number. Do not provide any other information about the project. • As a courtesy to people who may be impacted by driver behaviour, drivers will: <ul style="list-style-type: none"> o Use horns only in an emergency or for safety reasons. o Not tailgate (drive too close to other vehicles) o Not use compression braking if possible where noise is likely to adversely impact on residents. o Ensure that there is no littering. o Not block residential driveways or any other access points. 	<p>19/11/2021 Observation:</p> <ul style="list-style-type: none"> - No construction vehicles were observed, with the exception of a truck and an excavator parked on the heavy vehicle area on Rickard Road (which has access restriction). - Traffic signs and speed limits were observed around the site. <p>Covered under previous audit:</p> <p>9/6/2021 Record sighted:</p> <ul style="list-style-type: none"> - Built email (7 June 2021) to contractors with Heavy Driver Code of Conduct attached. <p>6/12/2021 Record Sighted:</p> <ul style="list-style-type: none"> - email records of Council approval for the closure of BLaKC Driveway on 18 and 19 October 2021 to facilitate the delivery of materials. 				

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Environmental Management Plan - Appendix 11 to HSE Plan										
Z202	EMP	16.1	Consultation	Toolbox Talks	The Foreman shall conduct tool box talks for Built employees and require Subcontractors to conduct tool box meetings to address safety & environmental hazards relevant to their work activities.	19/11/2021 Record Sighted: - Lucidity stores the toolbox talk records which is a browser based safety portal. - Toolbox talk records observed for 12/11/2021, 25/09/2021, and 30/09/2021.				
Z203	EMP	19	Audit	Audits of EMP	Project audits shall be scheduled by the Regional HSE Manager and form part of the company's audit schedule. Refer to clause 36.0 Audits of the HSE Plan. Audits shall address the requirements of ISO9001, ISO14001, AS4801, Built's Management System, and the various Management Plans.	19/11/2021 Record Sighted: - Project HSE Audit Checklist for WSU excel spreadsheet dated 16/11/2021. Audit calendar pushed back due to Covid-19 shutdown.				
Z204	EMP	Aspects and Impacts Register	Dust	Air quality	<ul style="list-style-type: none"> • Install shade cloth on perimeter fencing • Vehicle corridors will be clearly identified and restricted to control vehicle access onsite. • Limit vehicle speed onsite to 40km/hr • Fixed and mobile (water tanker) water sprays • Reduce work activities /stop work during moderate to high wind velocity periods. • Maintain equipment. Smokey plant to be stopped until repair works completed. • Turn off vehicle engines whilst not in use (no long periods of idling) • Breakers and crushing equipment to be fitted with dust filtration equipment or water sprays to control dust emissions. • Minimise areas of site disturbed and stage works where possible. • Dust suppression strategies to be used, i.e. water sprays, soil binders, hydro mulching, controlled speed onsite, roadbase + shaker grids. • Stockpiled topsoils and rubble will be restricted to 4m high. Stabilise if insitu for >4-6months. • On site drilling or coring operations will be undertaken by equipment fitted with air filtration equipment. 	19/11/2021 Observation: - No visible dust was observed associated with construction activities. - Built states that where required a water hose is available. - No vehicle was observed to be idling onsite. - No soil stockpiles were present - earthworks have been completed. - Shade cloth present on building perimeter.				
Z205	EMP	Aspects and Impacts Register	Dust	Odour	<ul style="list-style-type: none"> • If odorous materials uncovered, recover immediately. • Seek advice from consultant regarding soil /materials management. 	19/11/2021 Interview: - Built stated that no odorous materials have been encountered. The structure is now above ground. - No complaints received relating to odours.				
Z206	EMP	Aspects and Impacts Register	Equipment	Maintenance	Ensure machinery is maintained correctly	19/11/2021 Record Sighted: - Machinery maintenance tracking is done via Lucidity the online browser based program for safety and other items associated with construction works. - Inspection reports are provided for each piece of equipment				
Z207	EMP	Aspects and Impacts Register	Water	Water quality	Water quality to meet ANZECC Water Quality Guidelines. PH 6.5- 8.5, Turbidity <50NTU, No visible oil & grease <ul style="list-style-type: none"> • Obtain advice for use of flocculants to settle sediment from water. • Sedimentation pond to be maintained at low levels to ensure capacity during rainfall event. • Do not discharge if contamination suspected. Obtain advice. 	19/11/2021 Interview: - Built stated that no dewatering has been required onsite.				

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Z208	EMP	Aspects and Impacts Register	Water	Water management measures	<ul style="list-style-type: none"> Erect silt fences, bunds and construct swale drains. Inspect at least weekly & after rainfall Maintain and/or replace as required. Street sweepers will be employed on regular basis Install erosion and sediment controls before work starts. Leave as much vegetation as possible. Install temporary fences to define 'no go' areas in those areas that are not to be disturbed. Include the area under the canopy of trees so that tree roots will not be damaged by soil compaction. Divert run-off from upslope away from the site, but ensure that you do not flood your neighbours. For example, dig drainage channels (catch drains sized to accommodate the upslope catchment). Install sediment controls downslope of the site to catch sediment. Check the erosion and sediment controls every day and keep them in good condition. Leave or lay a kerbside turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment. Limit vehicle entry and exit to one point, and lay geotextile and blue metal to stabilise it for all-weather access. Clearly mark the access point and give an access map to all suppliers. Protect all drains with a gravel sausage made from geotextile filled with blue metal. Save the topsoil and stockpile it for use later in revegetation. Never place it around trees as this will kill them. Store all stockpiles and building materials behind sediment fences. Cover them with plastic to prevent erosion by wind. Get council approval before placing stockpiles or other materials on the nature strip or footpath. Connect downpipes from the guttering to the stormwater drain as soon as the roof goes on. Build a dam below the area used for cutting tiles, concrete and bricks. Surround the wash-out area with a sediment fence that slows down the water flow. Site this area upslope of another sediment control. Fill in all trenches immediately after services have been laid. Spread the topsoil back when the work is finished and revegetate the site as soon as possible to control erosion. Remove the sediment and erosion controls only after this is done. Sweep the road and footpath every day. Washing down is unacceptable. Never place any materials in the gutter or on the road. You will be fined for this. Filter or settle-out all water pumped off the site. The water must be clear before it enters the stormwater system or creeks. Gypsum can be applied to muddy (turbid) water to help clay particles settle HSE-087 Permit to Pump Site Water is to be approved by Built before water is pumped from the site 	<p>Covered under previous audit: 8/6/2021 Record sighted: - Bonacci Sediment and Erosion Control Plan (Drawing No. C00-05, Revision 10). - Built (21 May 2021) Site Inspection record stating that the majority of measures were completed in accordance with the soil and sediment control plan, with the exception of three items due to very minimal risk (geotextile filter fabric over strip drains, wash bay and straw bale filter).</p> <p>19/11/2021 Observation: - There is no vehicle access onsite. - Soil stockpiles were no longer present. - Evidence of silt/sediment was not observed in the stormwater drain west of the site.</p>				
Z209	EMP	Aspects and Impacts Register	Water	Paint disposal / trade waste licence	<ul style="list-style-type: none"> No paints or other chemical to be poured down drains. If required, obtain trade waste licence for discharge or local council approval 	<p>19/11/2021 Observation/interview: - Concrete waste disposed offsite, collected in a tray everyday. Rinse water is reused in future batches. - A drum containing water with water based paint (from hoarding painting) connected to another drum, which was reportedly let do drain into the gravel.</p> <p>19/11/2021 Interview: - No paints or other chemicals have been poured down drains. - No trade waste licence is proposed for construction. - Built stated that they will organise a licensed contractor to remove the remainder of the paint water.</p>	Recommendation: 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 licensed contractor.			

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Z210	EMP	Aspects and Impacts Register	Contamination	Acid sulfate soils / contaminated soils / surface and groundwater	<ul style="list-style-type: none"> Potential for acid sulphate soils will be assessed based on the sites proximity to low-lying coastal areas e.g. Coastal plains, wetlands and mangroves where the surface elevation is less than five metres above mean sea level. Stop work if unexpected potentially contaminated soils are encountered. Obtain waste classification from consultant in accordance with DECC guidelines Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes (June 2004) www.environment.nsw.gov.au/waste/envguidlns/index.htm. Where required a Remediation Action Plan will be developed and implemented. Sign off by Site Auditor may be required to validate cleanup. Any groundwater or ponded rainwater will be tested and classified by consultants prior to disposal. Check geotech requirements. Ensure soil classification suitable for land use i.e.. Schools, residential, commercial etc. If odorous soils (rotten egg gas) or grey/yellowed mottled soils encountered, stop work. If suspected, consultant to prepare Acid Sulphate Soil management Plan (ASSMP). Excavation and neutralisation to be supervised by consultants as per ASSMP. The requirements to import fill will be minimised by utilising on site cut material wherever possible. All analysis certificates shall be handed over as part of the completion 	<p>19/11/2021 Record Sighted:</p> <ul style="list-style-type: none"> JBS&G (17 November 2020) Asbestos Management plan which includes an Asbestos Register in the appendices. JBS&G (19 November 2021) Asbestos Clearance Advice - UF01-2, WSU Bankstown City Campus Development, 74 Rickard Rd, Bankstown. <p>Covered under previous audit:</p> <p>9/6/2021 Record sighted:</p> <ul style="list-style-type: none"> Email from Zoic Environmental dated 22 January 2021 confirming agreement with the Environmental Consultant of the classification of in-situ clay/shale material as VENM. <p>9/6/2021 Interview:</p> <ul style="list-style-type: none"> Soil excavation and remediation were part of early works and is outside Built's scope of work. Contaminated land site auditor sign off is required - not yet obtained. No odorous material has been observed at the site. No dewatering has occurred. <p>See Z102 regarding material importation.</p>						
Z211	EMP	Aspects and Impacts Register	Waste	Waste management	<ul style="list-style-type: none"> Hazardous materials surveys to be completed. Registers and waste disposal requirements as per State/Territory WHS/OHS Regulator and DECC/EPA requirements for removal, storage, transport and disposal. General site wastes –use one bin system and sort in contractors' yard to produce quantities of material for recycling, reuse, disposal etc. Empty drums are to be taken off-site for disposal. Empty drums shall be crushed prior to recycling/disposal. Do not overfill skip bins. Provide plenty for use. Cover where potential for windblown litter. Reduce, reuse and then dispose Dispose of hard construction wastes for recycled gravels and sands Do not send soil to landfill until alternatives for beneficial reuse have been explored as per consultants advice. Consideration should be given to chipping of the vegetation and reuse Reuse packaging to protect works 	<p>19/11/2021 Record sighted:</p> <ul style="list-style-type: none"> Purple Cow Monthly Waste Management Record for July 2021, August 2021, October 2021, September 2021, showing disposal of mixed waste, green waste, cardboard/paper, timber, plastic, concrete, steel, gyprock to Bingo Revesby (EPL 20607) and BM Recycling - Banksmeadow. EPL 20607 has licence of recovery of general waste and waste storage. JBS&G (17 November 2020) Asbestos Management plan which includes and Asbestos Register in the appendices. JBS&G (19 November 2021) Asbestos Clearance Advice - UF01-2, WSU Bankstown City Campus Development, 74 Rickard Rd, Bankstown. <p>19/11/2021:</p> <ul style="list-style-type: none"> Waste material appears to be segregated in skip bins. 						
Z212	EMP	Aspects and Impacts Register	Soil & Water	Concrete / paint / chemical storage and disposal	<ul style="list-style-type: none"> Chemicals to be stored in bunded areas (impervious + 110% of largest container) away from stormwater drains & pits. Refer State/Territory WHS/OHS Regulator Code of Practice for Storage & Handling of Dangerous Goods, DECC Guidelines for Bunding & Spill Management. Appropriate chemicals storage is in conformance with: AS 1940 The Storage and Handling of Flammable and Combustible Liquids Storage and Handling of Dangerous Goods State/Territory WHS/OHS Regulator Code of Practice 2005– refer p. 86 DEC requirements http://www.environment.nsw.gov.au/mao/bundingspill.htm Ponded water within bunds will not be discharged to stormwater. Fuel and hydraulic leaks to be cleaned up immediately. Drilling muds to be contained within bunds and reused. Liquid paints NOT to be poured down drains. Spread on waste cardboard or similar and leave to dry. Paint brushes to be rinsed and paint solids allowed to settle. Container of paint solids to be disposed to liquid waste facility. Construct concrete washout pit for washout, away from stormwater drains. Send back to batch plant where possible. Concrete cuttings to be contained and wetvac to prevent runoff into stormwater drains. Storage of bulk fuels (>200L) on site is prohibited <i>however larger containers may be used (such as for tower crane generators up to 1500L) if they are fully bunded [amended in Updated EMP, 10 June 2021].</i> All refuelling shall be undertaken by a mobile facility with appropriate spill control and containment control equipment. SDS's must be provided to the Foreman prior to a chemical being received on site and by subcontractors using chemicals/products. 	<p>19/9/2021 Interview:</p> <ul style="list-style-type: none"> Liquid paints or chemicals have not been poured down drains. Concrete rinse water is rinsed to a tray, which is let to dry and recycled by Purple Cow. <p>19/11/2021 Observation/interview:</p> <ul style="list-style-type: none"> Concrete waste disposed offsite, collected in a tray everyday. Rinse water is reused in future batches. A drum containing water with water based paint (from hoarding painting) connected to another drum, which was reportedly let do drain into the gravel. Crane fuel was observed to be stored in a bunded container and located adjacent to crane. This is filled by a truck parked on Rickard Road. The fuel is transferred to the crane generator via a hose. Fuel cabinet was observed to be bunded. 	Recommendation: 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 licensed contractor.					

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Z213	EMP	Aspects and Impacts Register	Contamination	Spills	<ul style="list-style-type: none"> Spill kit onsite. Refer to the SDS for advice and procedures. All spills must be reported to the Site Manager & cleaned up. Complete BUILT Accident /Incident report. Sediment pond pumped out regularly to maintain capacity in case of emergency Ensure you know where stormwater drains are and have materials to block them in case of a fire 	<p>19/11/2021 Record sighted</p> <ul style="list-style-type: none"> MSDS are saved in the local server. MSDS for Penapathc Structural HB80 was chosen at random and sighted. <p>19/11/2021 Observation:</p> <ul style="list-style-type: none"> Spill kit was observed. No sediment pond was observed onsite. Built confirms no dewatering has occurred. <p>19/11/2021 Interview:</p> <ul style="list-style-type: none"> Built states that no spill has occurred onsite or incidents associated with stored chemicals. 				

**We are
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Geosyntec 
consultants

BRISBANE OFFICE
PO Box 41
Indooroopilly Centre QLD 4068

SYDNEY OFFICE
Suite 1, Level 9, 189 Kent Street
Sydney NSW 2000

MELBOURNE OFFICE
Level 26, 360 Collins Street
Melbourne VIC 3000

www.geosyntec.com.au