

HEALTH INFRASTRUCTURE

Independent Audit #6– Proponent review and response

SSD10434896 The Children’s Hospital at Westmead – Multistorey
Carpark Project

18 December 2024

Declaration

This Proponent Review and Response has been prepared for NSW Health Infrastructure (HI) in response to an Independent Audit, including the recommendations and opportunities for improvement identified in the final Audit Report. The response to each of the audit findings is included as outlined in the *Independent Audit Post Approval Requirements (May 2020)*.

Declaration	
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Date:	18 December 2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	17 December 2024	Jing Weng	Independent Audit #6 – Proponent review and response	Hamish Wood	Jing Weng
Final	18 December 2024	Jing Weng	Independent Audit #6 – Proponent review and response	Hamish Wood	Jing Weng

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Introduction

Project Application Number and Project Name

SSD-10434896, The Children’s Hospital at Westmead – Multistorey Carpark Project

Site Address

The Children’s Hospital at Westmead (Lot 101 DP 1119583 and Lot 1 DP 1194390)

Project Contact Details

Proponent	Health Infrastructure
Client Representative	PwC
Contractor	Kane Constructions Pty Ltd

Independent Auditor

WolfPeak

Independent Audit Date

15 November 2024

Proponent response

The Independent Audit Report prepared by WolfPeak dated 16 December 2024 has been reviewed and the response to the audit findings are listed in the below table. In relation to non-compliances, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Condition of Consent	Requirement (exact wording)	Project Response	Compliance Status	Unique Identification on Noncompliance - #
Condition A34	<p>Pre-Occupational Compliance Report</p> <p>Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:</p> <p>a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;</p> <p>b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and</p> <p>c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.</p>	<p>Finding: The Pre-Operational Compliance Report (POCR) was submitted to the Department on the 4 July 2024, which is seven (7) days after the commencement of the Multi-Storey Car Park (MSCP) operation. The carpark has been operational since 27 June 2024. However, a letter from the Department dated 10 June 2020 indicates that Compliance Reporting PAR (2020) has been amended to remove the requirement for pre-operation compliance report and require compliance reporting only for operation and decommissioning.</p> <p>Action: This non-compliance was reported to the Department on the 4 July 2024 (refer PA-45 and follow up email from DPHI closing the matter dated 11 September 2024). The 11 September correspondence from DPHI confirms the non-compliance with A34 was appropriately addressed and assessed in accordance with the NSW Planning Compliance Policy. In this instance, NSW Planning decided to document the breach against Condition A34 in its system, and no further enforcement action was proposed.</p>	Closed	NC1
Condition C42	<p>Independent Environmental Audit</p> <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C41 where notice is given;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary</p>	<p>Finding: The Independent Audit Report No. 5 prepared by WolfPeak dated 29 May 2024 along with the Response to Audit Findings for IA5 dated 5 June 2024, were not published on the project website within 60 days after submission to the Department.</p> <p>Action: IEA#5 along with the PR&R were not published on the project website within 60 days after submission to the Department. Both documents were submitted to DPHI on 6 June 2024.</p> <p>Following the site audit for IEA#6, IEA#5 and the PR&R were published on the project website on 15 November 2024.</p> <p>With the required documents now published, this issue is considered resolved. The non-compliance has been notified under separate cover.</p>	Closed	NC2
Condition D7	<p>Fire Safety Certification</p> <p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Finding: The Fire Safety Certificate was not submitted to the relevant authority and the Council as required by condition D7. Furthermore, during the site inspection it was observed that Safety Certificate was not displayed in the carpark building.</p> <p>Action: The Fire Safety Certificate was not submitted to the relevant authority and the Council as required by condition D7. Furthermore, during the site inspection it was observed that Safety Certificate was not displayed in the carpark building.</p>	Closed	NC3

Submission of the Fire Safety Certificate to FRNSW has now been completed by the Crown Certifier and submission to Council was completed on 13 December 2024.

The Fire Safety Certificate is now displayed in the carpark building. Condition D7 is now addressed.

The non-compliance has been notified under separate cover.

Condition D18	<p>Signage</p> <p>Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.</p>	<p>Finding: A warning letter was issued by the Department to Kane on 30 October 2024 regarding the architectural drawings submitted for the MSCP EIS and RTS proposed building identification. These drawings detailed a designated signage zone for the building's northern elevation, incorporating a 7.5-meter diameter area and a parking symbol to aid in wayfinding. Building signage was installed in December 2023 outside the approved signage zone and not submitted to the Planning Secretary for satisfaction until May 2024.</p> <p>Action: The warning Letter was an informal action taken for the breach against condition D18 and NSW Planning determined that no formal action is necessary under the circumstances. Correspondence from Health Infrastructure to the Department dated 5 November 2024 was accepted the Certifier in regards to the signage. No further actions were deemed required to address this non-compliance.</p>	Closed	NC4
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Condition D20	<p>Site Audit Statement</p> <p>Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</p>	<p>Finding: The Site Audit Statement along with an Environmental Management Plan prepared by an NSW EPA accredited Site Auditor was not submitted to the Department and the Certifier prior to the commencement of the carpark operations.</p> <p>Action: The project Site Audit Statement will be submitted along with an Environmental Management Plan if required, prepared by an NSW EPA accredited Site Auditor to the Department and the Certifier.</p> <p>In relation to this D20 non-compliance:</p> <ul style="list-style-type: none"> • Kane submitted the surveys to JBS&G for review and approval on 16 August 2024 and received comments from JBS&G on 21 August 2024. • In mid-September, JBS&G submitted their validation report to Senversa, the NSW EPA-accredited Site Auditor. Senversa provided their initial comments on the validation report on 4 October 2024. • JBS&G is currently addressing these comments in collaboration with Kane. • Health Infrastructure has acknowledged the delay beyond the previously estimated two months and is actively collaborating with Kane and JBS&G to finalise the necessary documents. A response is anticipated early 2025 to address this condition. 	Open	NC5
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Opportunity for Improvement

Condition A24 Observation / Opportunity for	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this</p>	<p>Finding: The Complaints Register available on the project website has not been updated since August 2024. Condition A24 stipulates that the complaints register must be updated on a monthly basis.</p>	Open	OF11
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Improvement (OFI)	<p>consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> 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 keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. 	<p>Action: The Complaints register was updated following the Independent Audit conducted on the 15 of November 2024 and uploaded to the project website. However, upon review it was noted that the complaints register available on the website pertains to a different project and contractor.</p> <p>The project team will update the complaints register and correct the current document on the project website by early January.</p>	
Condition E1 Observation / Opportunity for Improvement (OFI)	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.</p>	<p>Finding: During the site inspection, various emergency call points were tested on Level 8, 7, 6 and 1. It was observed that all of them were not connected to the security or emergency team, indicating a malfunction.</p> <p>Action: The issue was resolved on 15 November 2024 on the day of the site audit, and all emergency call points were tested and reported to be functioning properly.</p>	<p>Closed</p> <p>OFI2</p>