

HEALTH INFRASTRUCTURE

Independent Audit #6– Proponent review and response

SSD10349252 The Children’s Hospital at Westmead – Paediatric
Services Building

17 January 2025

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:	15 January 2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	15 January 2025	Max Brennan	Independent Audit #6 – Proponent review and response	Hannah Urquhart	HI Planning
Final		Max Brennan	Independent Audit #6 – Proponent review and response	Hamish Wood	HI Planning

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Introduction

Project Application Number and Project Name

SSD-10349252, The Children’s Hospital at Westmead – Paediatric Services Building

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	Roberts Co (NSW) Pty Ltd

Independent Auditor

WolfPeak

Independent Audit Date

25 November 2024

Proponent response

The Independent Audit Report prepared by WolfPeak dated 10 January 2025 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 - #
Non-Compliances				
Condition A28	<p>Non-Compliance Notification</p> <p>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.</p>	<p>Finding: The Applicant presented evidence of notification to DPHI (02/08/2024) of the non-compliance raised during the audit IA5 conducted by WolfPeak. However, this was done after seven days of receiving the final audit report on 19/07/2024. The reason the IA5 audit report was uploaded late was due to administrative oversight.</p> <p>Completed Action: The letter of notification included the non-compliance identified during IA5 (against C32) and the non-compliance for late notification of the IA5 NC (against A28, selfreported). The Planning Secretary now has a copy of the IA5 audit report, response to findings and associated NC notification.</p> <p>As the project has sent notification to DPHI, this non-compliance is considered closed.</p>	Closed	IA6-01
Condition B1, D1	<p>B1 Notification of Commencement</p> <p>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.</p> <p>D1 Notification of Occupation</p> <p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Finding: The date of commencement of operation of <u>Stage 4 – Forecourt</u> was 19/09/2024, however notification in writing to the DPHI was sent on 22/11/2024 (3 days late), which is after the operation commenced. The reason the notification was uploaded late was due to administrative oversight.</p> <p>Completed Action: The notification of commencement of operation letter acknowledges this non-compliance and a separate letter was submitted on 22/11/2024 with notification of the non-compliance, per evidence submitted post-audit. As the project has sent notification to DPHI, this non-compliance is considered closed.</p>	Closed	IA6-02
Condition C43	<p>Independent Environmental Audit</p> <p>Independent Audit Reports and the Applicant/proponent'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 unless otherwise agreed by the Planning Secretary.</p>	<p>Finding: The fifth audit site inspection was conducted on 05/06/2024 and the final audit report for IA5 was completed on 19/07/24.</p> <p>The IA5 audit report and response to audit findings were submitted on 07/08/24, which is longer than 2 months from the date of the audit site inspection. The reason the notification was uploaded late was due to administrative oversight.</p> <p>Response to Finding: Following identification of this non-compliance as part of the IA6 report, notification of this non-compliance was submitted to DPHI within seven days from the date of the final IA6 audit report. The project will endeavour to ensure that future audit reports and response to findings (including non-compliances and observations) are submitted to DPHI within 2 months of the date of the audit site inspection.</p>	Closed	IA6-03

Completed Action: A letter of notification of non-compliance was submitted to DPHI on 17/01/2025 due to the IA5 audit report and response to audit findings being submitted on 07/08/24, which is longer than 2 months from the date of the audit site inspection.

As the project has sent notification to DPHI, this non-compliance is considered closed.

Condition D1	D1 Notification of Occupation	Finding: <u>Stage 5 – Pathology Expansion</u>	Closed	IA6-04
<p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>		<p>The date of commencement of operation of Stage 5 – Pathology Expansion was 30/09/2024, however notification in writing to the DPHI was sent on 06/09/2024, which is less than the timeframe required by this condition.</p> <p>Completed Action: A letter of notification of non-compliance was submitted to DPHI on 11/09/2024, as the commencement of operation was not notified at least one month prior, as required by this condition.</p> <p>As the project has sent notification to DPHI, this non-compliance is considered closed.</p>		
Condition D3	External Walls and Cladding	Finding: External walls and cladding documentation given to the Certifier for <u>Stage 4 – Forecourt</u> was provided to DPHI on 28/11/2024 per the evidence provided. This was not done within 7 days after the Certifier accepted it on 08/07/2024. The reason the notification was uploaded late was due to administrative oversight.	Closed	IA6-05
<p>D2 Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems 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.</p> <p>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.</p>		<p>Completed Action: A letter of notification of non-compliance was submitted to DPHI on 28/11/2024, as the documentation required by this condition was not submitted within the required timeframe.</p> <p>As the project has sent notification to DPHI, this non-compliance is considered closed.</p>		

Opportunity for Improvement

Condition A24	Access to Information	Finding: The Applicant presented to the auditor 2 Complaints Registers:	Observation	IA6-06
<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <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 		<ul style="list-style-type: none"> - NSW Government, <i>The Children’s Hospital at Westmead Stage 2 – Complaints Register</i>. As of 31 October 2024 (PDF Document). This contains six complaints recorded from 18/03/2022 to 23/08/2023 - Complaints Register (Excel Document). This contains one complaint recorded on 28/03/2024 It was also found that the Complaints Register published on the project website corresponds to a different project and has information not relevant to the WCH Redevelopment. <p>It was also found that the Complaints Register published on the project website corresponds to a different project and has information not relevant to the WCH Redevelopment.</p> <p>Completed Action: Evidence post-audit was submitted that the correct complaints register for the project was uploaded on the project website, dated November 2024. However, the complaint recorded on the separate excel spreadsheet (28/03/2024) was not yet included.</p>		

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

(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.

Response to Finding: The project will ensure that one single Complaints Register containing all the complaints recorded for the project is available on the project website.

Condition D11

Fire Safety Certification

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.

Finding: Documentation for the Fire Safety Certificate of Stage 4 – Forecourt has been submitted to BMG, however an issue with a fire hydrant coverage remained pending at the time of the audit and was being resolved by Ford Civil. This is noted in the interim Occupation Certificate by BMG BCAC-24053, 14/06/2024.

Evidence of correspondence with discussions about this was available, e.g. email trail between Kane, HI and BMG – Fire Hydrant – Westmead Forecourt, dated 21/10/24 through to 06/11/24.

Response to Finding: The project will resolve items pending for the Fire Safety Certificate and once obtained, ensure that copy is sent to the relevant authority and Council, and that the certificate is displayed in a relevant location.

Observation

IA6-07