



Health  
Infrastructure

# Proponent Response to Independent Audit Findings Coffs Harbour Hospital Expansion

State Significant Development (SSD) 8981

**PWC**

[VERSION 1.0]

30 July 2020

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## Introduction

### Project Name and Project Application Number

Coffs Harbour Hospital Expansion – SSD 8981

### Site Address

Lot 205 DP 1206854 and Lot 14 DP 261222

345 Pacific Highway Coffs Harbour NSW 2450

### Title and Revision Number

Proponent Response to Independent Audit Findings Version 1

### Date

30 July 2020

### Contact Details

<b>Proponent</b>	Health Infrastructure
<b>Client Representative</b>	PwC
<b>Managing Contractor</b>	CPB

### Independent Audit Date

19 June 2020

### Independent Auditor

AQUAS

### Proponent Response

The table below details the Conditions of Consent that were classified as “Non-compliant” with a recommendation by the Independent Auditor during the Independent Audit conducted on 19 June 2020. As required the proponent has provided a detailed action plan to be undertaken in response to each non-compliance, refer table 1 on the next page.

Condition No.	Requirement	Audit Findings	Independent Auditor Comments / recommended Actions	Proponent Response / Timing
<b>A2</b>	A2 Terms of Consent The development may only be carried out:  A2 (a) in compliance with the conditions of this consent.	Non-Compliant	Non-Compliance NC-01: Based on the number of non-compliant conditions identified during this audit condition A2 is non-compliant.  Recommendation: CPB to address all the non-compliances noted during this audit to fully comply with this condition.	DPIE was notified of non-compliance on 15 July 2020 (through Condition C39)  Non-compliances addressed as per the below.
<b>A27</b>	<u>A27 Staging</u> Where staging is proposed, the terms of this approval 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.	Non-Compliant	Timeframes set out in Rev.2 of the Staging Report for Stage 4 have not been reached due to extreme weather conditions, bush fires, Covid-19 Pandemia, approval of FEBQ and FER, and other factors. Staging report dated 19/02/2020 (Rev.2) needs to be updated as it indicates that Stage 4 will start in Q2 2020; however, during the audit it was indicated that this stage will start in Q3 2020.	The Contractor has amended staging plan in consultation with HI. Updated Staging Plan has been approved by the Planning Secretary on 24 August 2020
<b>B2</b>	<u>B2 Notification of Commencement</u> If the construction or operation of the development is to be staged, the Department 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.	Non-Compliant	Stage 2 Crown Certificate CRO-20035 dated 1/4/2020 was issued to DPIE on the 28/04/2020. Stage 3 Crown Certificate CRO-20046 dated 4/6/2020 was issued to DPIE on 11/6/2020. Notification to DPIE for Stage 2 and Stage 3 were sent after the commencement of each of these stages. taging Report dated 19/2/2020 indicates Stage 2 and Stage 3 will start in Q1 2020.	Notification to DPIE for each of the project stages must be provided at least 48 hours before the commencement of each of stage.
<b>B31</b>	<u>B31 Car Parking and Service Vehicle Layout</u> Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: b) minimum of 1,133 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1	Non-Compliant	GTA consultant's report dated 11/04/2019 with analysis of the car parking spaces indicates a total 1128 car park spaces. CPB has discussed this with PwC/Hi but no evidence was provided to indicate that this requirement has been modified in the SSD Conditions and approved by DPIE.	SSD-8981-Modification 4 was approved by DPIE on 02/10/2020 for condition B31 to reflect the correct total car parking number

