



Health  
Infrastructure

# Proponent Response to Independent Audit Findings Coffs Harbour Hospital Expansion

State Significant Development (SSD) 8981

**PWC**

[VERSION 1.0]  
24 February 2021

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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

28 January 2021

### 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 28 January 2021. 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 is notified of non-compliance along with this report - through Condition C39  Non-compliances addressed as per the below.
<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	DPIE was not notified within 48 hours prior to the commencement of Stage 4 works as per Crown Certificate CRO-20066 dated 13 November 2020.	DPIE was notified on 14 July 2020 of the non-compliance associated with overdue of Stage 4 Crown Certificate (through Condition C39).  Notification to DPIE for each of the project stages must be provided at least 48 hours before the commencement of each of stage.
<b>B20</b>	<u>B20: External Walls and Cladding</u> The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Non-Compliant	The external walls and cladding documentation was provided as part of Crown Certificate No.4 CRO-20066 dated 13 November 2020. Copy of documentation was sent to the DPIE on 10 December 2020.  Failure to provide the copy of the documentation for external walls and cladding within 7 days to DPIE after the Certifying Authority accepted it.	Submission of documentation to DPIE must be within the required timeframe.
<b>C39</b>	C39: Non-compliance Notification The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Non-Compliant	DPIE was not notified within seven days after the proponent becoming aware of the non-compliances.  Non-compliances were highlighted in the Construction Compliance Report No.3 for June to October 2020 which was issued on 16 November 2020 and submitted to DPIE on 17 December 2020.	Notification to DPIE of non-compliances must be conducted within seven days after the Applicant becomes aware of any non-compliance.

