

Health Infrastructure

Tweed Valley Hospital - Proponent Response to Independent Audit Findings

03 February 2023



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Introduction

Project Name and Project Application Number

New Tweed Valley Hospital – SSD 9575 & SSD 10353

Site Address

771 Cudgen Road, Cudgen, NSW

Title and Revision Number

Proponent Response to Independent Audit Findings

Date

3 February 2023

Contact Details

Proponent	Health Infrastructure (HI)
Client Representative	TSA Management
Managing Contractor	Lendlease Building (LLB)

Proponent response to the Independent Audit findings

Independent Audit Date

6 and 7 December 2022

Independent Auditor

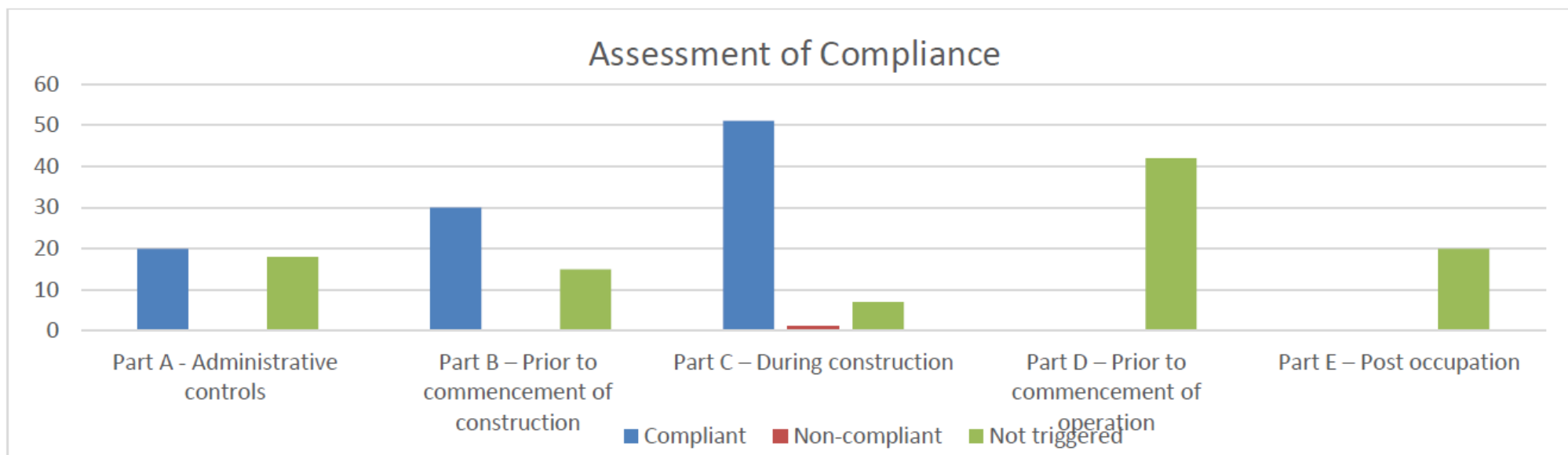
SNC Lavalin

Proponent response

The table below details the Conditions of Consent that were classified as “Compliant”, “Non-compliant” or “Not triggered” with a recommendation by the Independent Auditor during the Independent Audit. In accordance with section 2.5 of the Independent Audit Post Approval Requirements, the audit has found one non-compliance, noting that actions currently being undertaken will soon have the issue fully resolved.

Section 4.5 of the Independent Audit refers to recommendations identified during the audit. The recommendations and proponent responses are on Pages 6 and 7 of this report.

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	38	20	0	18
Part B – Prior to commencement of construction	45	30	0	15
Part C – During construction	59	51	1	7
Part D – Prior to Commencement of Operation	42	-	-	42
Part E – Post Occupation	20	-	-	20



TWEED VALLEY HOSPITAL - PROPONENT RESPONSE TO INDEPENDENT AUDIT FINDINGS

Relevant	Non-compliance	
CoA	Proponent Response	
C42	<p>Condition: The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p> <p>Non-compliance: At the time of the audit, the new street lighting installed near the intersection of Cudgen Road and Tweed Valley had caused light spillage to a neighbouring property resulting in a complaint. Appropriate actions are being taken by the contractor to rectify the spillage and ensure compliance with AS 4282-2019. No recommendations are made over and above the actions being taken and proposed by the Contractor, however it is noted that evidence will need to be provided from a suitably qualified practitioner to the certifier demonstrating compliance with AS 4282-2019 in accordance with Pre-Operational Conditions D28 and D29.</p>	<p>The Contractor has procured and will be installing alternative light fittings to rectify the issue.</p>

TWEED VALLEY HOSPITAL - PROPONENT RESPONSE TO INDEPENDENT AUDIT FINDINGS

Relevant	Recommendations	
CoA		Proponent Response
A32	<p>Condition: Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>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.</p> <p>Recommendation: Management plans have been reviewed at various stages throughout the project. As required by Condition A32, the next review of management plans needs to be completed within 3 months of the submission of this audit report to the Department (before) 6 May 2023. It is recommended that the subject of this review is project finalisation and completion to ensure all the relevant commitments and obligations within the management plans are fulfilled. It is recommended that the output of this review is a practical and effective checklist that may be used by the individual contractors. Prior to undertaking this review, DPE and the certifier will need to be notified that the review is being carried out.</p>	<p>The recommendation is noted and will be actioned by the project team.</p>