



Nepean Redevelopment

Independent Audit Program

**SSDA 8766 – Nepean Hospital
Redevelopment – Stage 1**

Version Number	Date	Comment	Author
1.0	12 March 2019	Initial Draft	CM
2.0	14 March 2019	Final Draft	CM
3.0	28 March 2019	Update following DPE review	CM
3.1	28 March 2019	Final	CM
4	11 May 2020	Revision to audit schedule	KM

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1. Glossary of Terms

Term / Acronym	Definition
Aconex	A web-based document management system that provides the primary document management application for CPB on the project and will be used to manage correspondence, design documentation, electronic distribution and approval processes, records and identified records and quality documentation.
CEMP	Construction Environmental Management Plan
Client	Health Infrastructure
CoA	Conditions of Approval
CPB	CPB Contractors
CTP	Compliance Tracking Program
D&C	Design & Construct
DPE	NSW Department of Planning and Environment
EIS	Environmental Impact Statement
EMS	Environmental Management System
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environmental Protection Authority
EPL	Environmental Protection Licence
ER	Environmental Representative
IAP	Independent Audit Program
IAPAR	Independent Audit Program and Report (Department 2018)
PCCR	Pre-Construction Compliance Report
RMS	Roads and Maritime Service
WHS	Work Health & Safety

2. Introduction

2.1 Background

This Independent Audit Program (IAP) has been prepared for the Nepean Hospital Redevelopment Stage 1 Project – SSDA 8766 (the Project)

The Nepean Hospital Redevelopment Project – Stage 1 generally involves the demolition, bulk excavation, land remediation and the construction of a 14 Storey building consisting of approximately 57,000m² of additional Gross Floor Area within the existing Nepean Hospital Campus, located in Kingswood, NSW, 2747.

The proposal involves the construction of a 14-storey hospital tower consisting of new and expanded hospital services to accommodate the growing demands of the community. The following table provides a level by level summary of the intended use for the proposed Stage 1 Tower.

Table 1 – Level by Level Intended Use Summary.

Location / Level	Works/Use
LV0	Emergency Department (ED), plant, Psychiatric Emergency Care Centre (PECC), central landscape courtyard, external car parking and travel space.
LV1	Administration unit, Cardiac Diagnostics Interventional Unit (CDIU) shell space, Front of House (FOH) areas, pedestrian link to existing hospital building and travel space.
LV2	Administration unit, Endoscopy space, Day of Surgery Admissions (DOSAs) space, two pedestrian links to existing hospital building and travel space.
LV3	Operating theatre suites, Stage 1 recovery, two pedestrian links to existing hospital building and travel space.
LV4	Plant space, sterilising services, and travel space.
LV5	Intensive care unit (ICU) shell space, administration unit and travel space.
LV6	Neonatal Intensive Care Unit / Special Care Nursery services, Administration unit and travel space.
LV7	Birth Suites and travel space.
LV8	Maternity Inpatient Units - 24 Bed wards x 2 and travel space.
LV9	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV10	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV11	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV12	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV13	Plant and travel space.
LV14	Helipad and travel space.

2.2 Purpose of the Program

The purpose of this Independent Audit Program (IAP) is to satisfy condition C. of SSDA 8876 of the planning approval.

The requirements of the Independent Audit Program are listed in Table 1 below:

Table 2 – Conditions applicable to the Independent Audit Program

CoA	Requirement	Reference
C.40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	This document

3. Independent Audit Program

The Conditions of Approval C.40 requests that an IAP be developed and submitted to the DPE in accordance with the Independent Audit Post Approval Requirements (Department 2018). These requires outline the content of the IAP:

1. An Audit Schedule
2. An Audit Table

3.1 Audit Schedule

Table 3 below outlines the required frequency of the IAP for the works to be undertaken as part of the Project.

As noted in the SSDA Conditions of Approval C.41 Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:

- a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and
- b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit

Table 3 – Audit Schedule

Reporting Number	Audit	Date
Nil	Construction Commences (pending Crown Certificate)	4 April 2019
1	Initial Independent Audit Report	4 May 2019
2	Independent Audit Report	4 November 2019
3	Independent Audit Report	26 July 2020
4	Independent Audit Report	4 May 2021
5	Independent Audit Report – Operation	4 May 2022
6	Independent Audit Report – Operation	At Intervals no greater than every 3 years from the 4 May 2022

3.2 Audit Table

An Independent Audit Table will be prepared for each audit by the Independent Auditor which includes the applicable Conditions of Consent requirements for that phase, the evidence collected to determine whether the requirements have been complied and the status of compliance. The Audit Table will be appended to each Independent Audit Report.

An Independent Audit Table has been developed and included in **Appendix 1** which will be used for each of the Independent Audits throughout the project as noted above.

3.3 Future Notifications to the Department & Independent Audit Works for the Project

The Project Team has formally written to the DPE on the 8 March 2019 to request the Planning Secretary approval to engage an Independent Audit as per the following CoA:

C.39 Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit

The approved Independent Auditor will be engaged to undertake the following services as stipulated in the Independent Audit Program (Department 2018) and SSDA conditions noted below:

Table 4 – Conditions of Approval for Future Notifications

CoA	Requirement
C.42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.
C.43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
C.44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

3.4 Submission of Independent Audit Program and Reports

An electronic copy of the final Independent Audit Program (IAP) and Independent Audit Reports (IAR) will be emailed to the DPE via the email address compliance@planning.nsw.gov.au using the following email headings:

- Nepean Hospital Redevelopment Stage 1 – SSDA 8766 Independent Audit Program_Day Month Year
- Nepean Hospital Redevelopment Stage 1 – SSDA 8766 Independent Audit Report_Day Month Year

4. Appendices

4.1 Audit Table

4.2 Independent Audit Declaration Form

Independent Audit Declaration Form
Project Name
Consent Number
Description of Project
Project Address
Proponent
Title of Audit
Date

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor
Signature
Qualification
Company
Company Address