

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-35999468 Shoalhaven Hospital Redevelopment
<b>Applicant</b>	Health Administration Corporation
<b>Consent Authority</b>	Minister for Planning

### Decision

The Acting Executive Director under delegation from the Minister for Planning has, under section 4.38 of the Environmental Planning and Assessment Act 1979 (**the Act**), granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's assessment report is available [here](#).

### Date of decision

5 April 2023

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in health infrastructure, as well as the creation of 548 construction jobs and an additional 680 new operational jobs.
- the project is permissible with development consent, and is consistent with NSW Government policies including the Illawarra Shoalhaven Regional Plan 2014, Transport for NSW's Future Transport Strategy 2056 and NSW Premier's Priorities;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has included condition to ensure: public domain works are delivered, noise mitigation is developed through design development to ensure noise targets are complied with and construction impacts are appropriately managed; and
- the issues raised in the submissions have been considered and adequately addressed through the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement from 30 September 2022 until 27 October 2022. One public submission was received in support of the application.

The key issues raised by Shoalhaven City Council in its submission and considered in the Department's Assessment Report and by the decision maker include the extent of on-site car parking/reliance on car parking in the surrounding street network and the requirement for public domain upgrade works. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Car parking</i></p> <ul style="list-style-type: none"> <li>• Additional free on-site car parking should be provided</li> <li>• Worsening parking impacts on surrounding local roads, as staff, patients and visitors of the existing hospital already rely on on-street parking.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• The 665 car parking spaces retained on-site would exceed the numerical car parking controls set out in the City of Shoalhaven Council DCP 2014.</li> <li>• The site-specific car parking study undertaken in the Transport and Accessibility Impact Assessment indicates that there is sufficient on-street parking capacity to accommodate the anticipated number of vehicles in the 2026 scenario.</li> <li>• Mode share targets are established through a Green Travel Plan with the view of implementing sustainable travel initiatives to achieve a reduction in private car usage.</li> <li>• In general, the Department supports the preparation and implementation of the GTP as a tool to guide mode share targets and encourage sustainable modes of transport. The Department is satisfied that the provision of bicycle spaces, end-of-trip facilities, additional shared user paths and connectivity around the site and the implementation of a Green Travel Plan will assist in encouraging active transport modes from the outset of the operation of the Acute Services Building.</li> <li>• The cost of on-site car parking for users is a separate NSW Health policy.</li> </ul> <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> <li>• Implementation of a Green Travel Plan to encourage a mode share shift and reduce overall car parking demand.</li> <li>• Public domain improvements and end-of-trip facilities as detailed further below.</li> </ul>
<p><i>Public domain upgrade works</i></p> <ul style="list-style-type: none"> <li>• Council requested various public domain upgrade works to be undertaken by the Applicant, including the provision of new kerb and guttering and shared user paths.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• The proposal includes the provision of new footpaths along the frontages of the site (North Street and Shoalhaven Street). The extent of public domain works has been expanded at the request of Council and as agreed to by the Applicant. This includes new shared pathways and pedestrian refuges in the vicinity of the site to improved active transport infrastructure around the site.</li> </ul> <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> <li>• Public domain improvements in the immediate vicinity of the site to be undertaken and include new shared user paths, footpaths and pedestrian refuges at strategic locations.</li> <li>• The provision of end-of-trip facilities for staff and visitors.</li> </ul>