

ASSESSMENT REPORT: SHOALHAVEN CANCER CARE CENTRE

Off Nowra Park, Scenic Drive and North Street, Nowra
(SSD 4952-2011)

Director-General's Assessment Report



Director General's
Environmental Assessment Report
Section 79C of the
Environmental Planning and Assessment Act 1979

March, 2012

ABBREVIATIONS

Applicant	NSW Health Infrastructure, or any other person or persons who rely on this consent to carry out the development that is subject to this consent
CIV	Capital Investment Value
Consent	This development consent
Council	Shoalhaven City Council
Department	Department of Planning & Infrastructure
DGRs	Director General's environmental assessment requirements
Director General	Director General of the Department
EIS	Environmental Impact Statement titled Future Music festival, dated November 2011
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
Minister	Minister for Planning & Infrastructure
NOW	NSW Office of Water
OEH	Office of Environment and Heritage
PAC	Planning Assessment Commission
PFM	Planning Focus Meeting
Proponent	NSW Health Infrastructure
RTA	Roads and Traffic Authority
RtS	Response to Submissions
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State significant development

Cover Photograph: Aerial View of Nowra Park and Shoalhaven Hospital (Google 2012)

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EXECUTIVE SUMMARY

The \$33.866 million Shoalhaven Cancer Care Centre will respond to an identified regional need for the South Coast Region. NSW Health Infrastructure has identified in the Draft *Radiotherapy Services in NSW Strategic Plan to 2016* that the South Coast is a geographic area of high priority for expansion of radiotherapy treatment. The new Centre would enable the treatment of 580 radiotherapy patients and 220 chemotherapy patients annually.

To that end, NSW Health Infrastructure seeks approval for a staged development:

- the erection of a new, two level, cancer care centre building accommodating two radiotherapy treatment rooms, fourteen (14) chemotherapy treatment areas, consultation rooms, pharmacies and staff areas;
- the erection of a patient and carer accommodation complex accommodating eighteen (18) double room units, ten in Stage 1 and eight in Stage 2 (representing only works in Stage 2); and
- access and parking facilities with basement level ambulance bay.

The Centre is estimated to generate during construction 352 construction jobs and 462 flow on jobs whilst the operational Centre would accommodate 37 health professional jobs.

The subject land is zoned Open Space 6(a) under the Shoalhaven Local Environmental Plan 1985 (SLEP 1985) and the proposed use was prohibited originally within this zone. On the 23 September 2011, Amendment No.240 to SLEP 1985 was gazetted which specifically permitted a "Health Services Facility" on the land.

The Director General, as delegate of the Minister for Planning and Infrastructure, formed the opinion that the proposal is a State Significant Development under Section 89C of the *Environmental Planning and Assessment Act, 1979*. The proposal is identified as an SSD under clause 14 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*. The proposal was exhibited for the requisite 30 days between 16 November 2011 and 16 December 2011. Seven submissions were received, being from Shoalhaven City Council, Shoalhaven Water, NSW Transport Roads and Maritime Services, NSW Environment Protection Authority, NSW Rural Fire Services and two public submissions, including the Nowra Local Aboriginal Lands Council.

Key issues raised concerned heritage conservation impacts, local traffic and parking, radiation/chemical pollution and retention of key trees on-site. Local amenity impacts resulting from the construction and operation of the proposal have additionally been considered.

The proponent has addressed these issues and submitted revised Statement of Commitments to address issues and provide added mitigation measures.

The Department is of the view that the proposal is of State and regional significance. The Shoalhaven Cancer Care Centre is a key service delivery outcome for the South Coast NSW region and will improve the current services provided at the Shoalhaven Hospital.

In balancing the key health service outcome with the issues raised above, the Department is of the view that the proponent can satisfactorily mitigate any environmental impacts arising from the development and adequately maintain the amenity of the local area. In assessing the proposal, the Department has resolved any outstanding environmental issues through recommended conditions of approval.

The Department has worked closely with Shoalhaven City Council to ensure an effective and efficient approval process.

Recommended conditions of approval are provided at **Appendix F**. The reasons for the imposition of conditions are to encourage good urban design, maintain the amenity of the local area, and adequately mitigate any environmental impact of the development.

1. BACKGROUND

1.1 Background

The NSW Health Infrastructure proposes to seek approval for the construction of the Shoalhaven Cancer Care Centre in the southwest corner of Nowra Park, directly south of the existing Shoalhaven Hospital in Nowra. The redevelopment forms part of NSW Health's program to restructure health services and to upgrade existing health facilities in the South Coast Region. The program is guided by recommendations made by the State Plan: A New Direction for NSW, NSW State Health Plan – Towards 2010, Future Directions for Health in NSW -Towards 2025, Optimising Cancer Management – A Cancer Care Model for NSW, Radiotherapy Services Strategic Plan to 2016 and NSW Cancer Care Plan 2001-2010. All of these policies identify the need to provide improved health care services, to improve patient access to radiotherapy treatment and to respond to increasing demand for cancer care treatment.

1.2 Site Location

The site is bounded to the west by Scenic Drive and Bens Walk Reserve, south by North Street and Nowra Showground, east by Nowra Park and north by the Shoalhaven Hospital. The proposed development will be located approximately 1.2 kilometres to the north-west of the Nowra Town Centre (see **Figure 1**).

The site is wholly located within the area administered by Shoalhaven City Council. The location is elevated on an escarpment looking over the Shoalhaven River and set back approximately 40 metres from the cliff edge with Scenic Drive providing separation.



Figure 1 – Locality Plan

1.3 Site Description

The site is identified as being part of Lot 7300 in Deposited Plan 11132679 and constituting a portion of Nowra Park. The land is located in the south-west corner of Nowra Park and will be accommodated on an area of 1.78 hectares approximately (see **Figure 2**).

The site is Crown land, owned by the Department of Lands and managed by the Shoalhaven City Council under the Nowra Reserve Trust. NSW Health has negotiated with the Department of Lands and Council in order to acquire the subject land.



Figure 2: Aerial Photo (Source: Shoalhaven Cancer Care Centre, Environmental Impact Statement, Hassell 31 October, 2011)

1.4 Existing Buildings and Uses

The site does not have any buildings or structures. The land is part of the original Nowra Park reserve and is partially timbered. The land falls from west to east, away from the river, with an 18 metre fall from the south-west corner towards the north, which results in a land gradient of 1:27. The area identified for construction of the centre is heavily wooded. An arborist assessment is included with the environmental assessment report which addresses the condition of the trees required to be removed.

An existing helicopter landing site (HLS) is situated in a clearing in the northern part of the site/park. The separation between the HLS and the proposed Centre is considered to be acceptable in terms of patient care and provides for direct service of patients in need.

The location is adequately serviced by sewer, water, gas and electricity, although the proposal will require provision of new connections to these services.

1.5 Surrounding land uses

Directly to the north is the remaining portion of Nowra Park, the hospital carpark and the multi level Shoalhaven Memorial Base Hospital fronting Scenic Drive. To the east is a portion of Nowra Park fronting Shoalhaven Street which accommodates detached residential housing to the east. To the south is North Street which accommodates Nowra Showground and detached residential housing is located further to the south. Locality photographs are shown below.

The subject land fronts Scenic Drive to the west which adjoins Ben Walk Reserve which runs along the escarpment embankment of the Shoalhaven River.

The locality has a vegetated appearance due to the woodland on Nowra Park Reserve and the woodlands running along the Shoalhaven River embankment. The subject proposal will necessitate the removal of some of this existing woodland to accommodate the Centre.



View north along Scenic Drive from North Street intersection.



View northeast across Nowra Park from Centre proposed location.



View from Scenic Drive cliff over Shoalhaven River



View of site area to accommodate Cancer Centre



2. PROPOSED DEVELOPMENT

2.1 Proposal

The staged development comprises the following main elements:

- 1) The erection of two new buildings, associated structures and ten accommodation units as Stage 1 and the construction of eight accommodation units, with associated carparking, as Stage 2.
- 2) The erection of the new Cancer Care Centre building in the southwest corner of the site at the intersection of Scenic Drive and North Street which will be partially three levels, with the ground level portion partially underground as service rooms. From the street the building will have the appearance of being a two level building.
- 3) The second building complex will accommodate the self contained accommodation for patients and their families, providing for 18 double bedroom units (as both Stages 1 & 2) and will be single storey in scale.
- 4) At grade parking for approximately 62 cars will be accommodated in and around the development.
- 5) A semi-basement level at the rear of the complex will provide service vehicle access to the service areas.
- 6) The cancer centre will accommodate the following facilities:
 - Level 1 is structured as two wings, eastern wing accommodating the radiotherapy treatment facilities, including two bunkers, consultation rooms, staff facilities and general space; and the western wing accommodating clinics and office space; and
 - Level 2, located above the Level 1 western wing, accommodates 14 chemotherapy treatment spaces, consultation rooms, pharmacy areas and staff areas.
- 7) The Centre will replace existing similar services provided at the Hospital's oncology day care centre and provide two linear accelerators, two radiotherapy bunkers, eight extra chemotherapy chairs and medical diagnostic equipment.

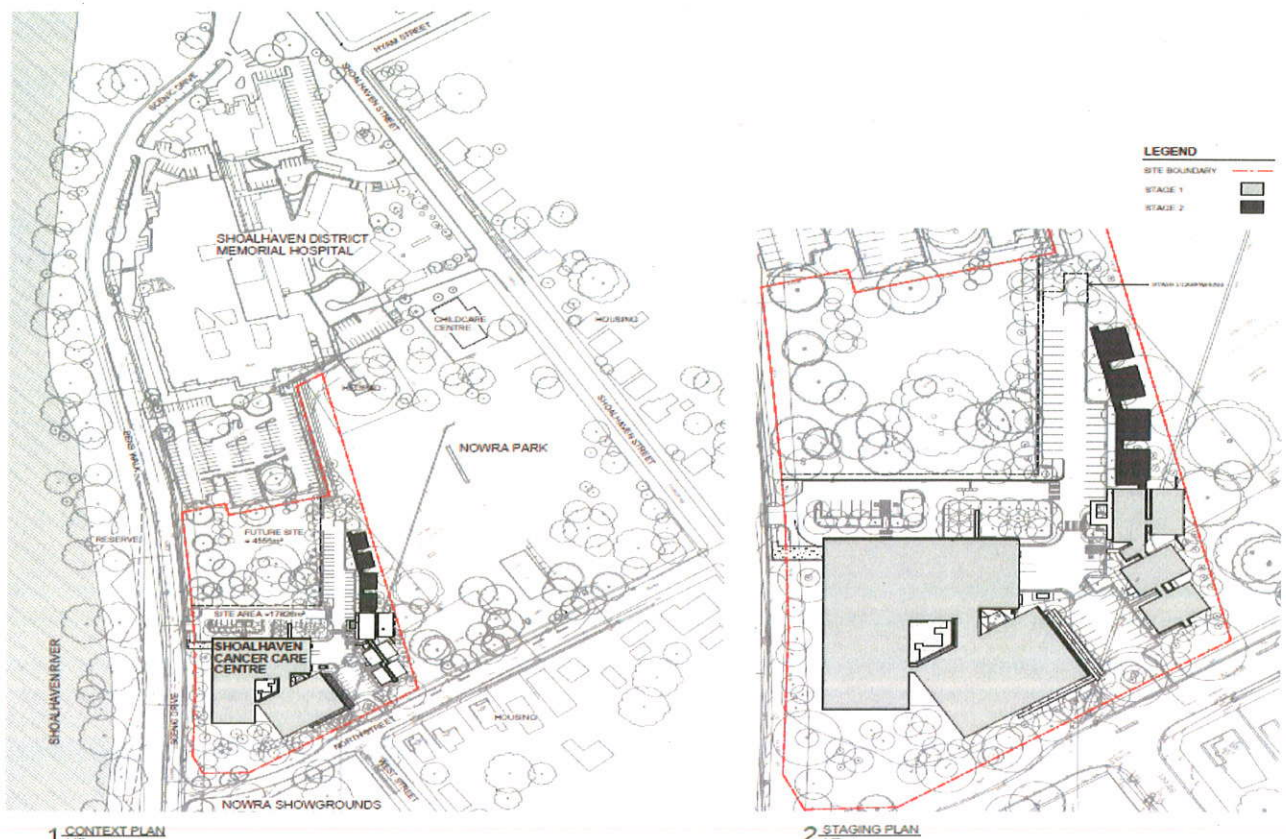


Figure 3: Site works and redevelopment proposal