

15 September 2011

The Director-General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attn: Chris Wilson

Dear Chris,

Re: Shoalhaven Cancer Care Centre, Nowra

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (as amended) (the Regulation) we formally request that Director-General's Requirements be issued for the above project which is classified as State Significant Development under the State and Regional Planning Policy (State and Regional Development) (SRD SEPP).

In accordance with Schedule 2 of the Regulation, a description of the proposed development including its location, scale, and nature is provided below.

The site

The land 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 Shoalhaven District Memorial Hospital. It comprises a 1.4ha area of land in the south west corner of Nowra Park and immediately south of the Shoalhaven District Memorial Hospital carpark, and contains open forest woodland with no recreational improvements or facilities. Appendix A attached shows the location of the site. The site is legally described as Part Lot 7300 in DP 11132679.

The land is Crown Land currently zoned Open Space (6a) (Existing Recreation). The use of the land as a health services facility is not currently permissible under Shoalhaven LEP 1985. However a gateway rezoning process is underway as mentioned earlier.

Following negotiations between the Land and Property Management Authority, Illawarra Area Health Service, NSW Health and Shoalhaven City Council it has been confirmed that land within Nowra Park will be acquired by NSW Health for the Shoalhaven Cancer Care Centre.

The Cancer Care Centre is most appropriately located adjacent to the existing hospital to create a medical precinct and allow for the sharing of facilities and ancillary services. The Hospital and Cancer Care Centre are proposed to be connected via a covered walkway.

The location of the Cancer Care Centre in the south west corner of Nowra Park is considered the best location within the Park in light of the existing uses of the cricket pitch and Hospital helipad within the Park. There is no viable alternative location for relocation of either the cricket pitch or helipad.

Site options beyond Nowra Park were investigated but also discounted. The draft Nowra Riverfront Masterplan has identified an option for medical uses adjacent to the Shoalhaven

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Hospital on the corner of Shoalhaven and Hyam Streets. It is understood that this site has been identified to expand/compliment the medical precinct around the Hospital. This site is not considered suitable for the Cancer Care Centre due to the timelines for constructing the Cancer Care Centre (the Centre must be completed by August 2013) and implementation of the Masterplan (longterm 10-20 years).

The Project

The new Shoalhaven Cancer Care Centre will substantially improve access to, and cost effectiveness of, the delivery of cancer services to the communities of Kiama, Shoalhaven and Eurobodalla local government areas.

The Shoalhaven Cancer Care Centre is a significant piece of government investment worth **\$34.801** million that will, for the first time, bring state of the art cancer care facilities to the Shoalhaven and wider region. It is one of three new Centres recently funded by the Federal and State governments. The project is substantially funded by the Federal Government's Health and Hospitals Fund - Regional Cancer Initiative (\$23.8 million) and \$10million from the NSW Government. The local Shoalhaven community has raised over \$1 million towards the project.

It is noted that Shoalhaven City Council at its meeting of 27th April 2010 resolved to "support the preferred siting of the Shoalhaven Cancer Care Centre on Nowra Park". It is understood that Council considers it essential for the Cancer Care Centre to be co-located with the existing Hospital.

The Centre will be consistent in design and form as other cancer care centres in NSW. It will absorb the services currently provided by the Shoalhaven Oncology Day Care Centre at Shoalhaven Hospital as well as provide the additional services of a linear accelerator, two radiotherapy bunkers, eight extra chemotherapy chairs, medical diagnostic equipment including a CT scanner and accommodation for patients and carers.

The Centre will treat 580 radiotherapy patients (7900 visits) and 220 chemotherapy patients (3100 visits) per year. These patients may currently travel to Wollongong and/or Sydney for services or choose not to seek cancer treatment due to travel and subsequent time and cost constraints associated with seeking treatment.

The Centre will facilitate the full time equivalent of 37 additional health professional jobs such as nursing, medical support, radiotherapy specialists, doctors and medical specialist staff, 352 construction jobs and 462 flow on jobs.

The use of the site as a cancer care centre will not detract from the use of the remaining areas of open space adjacent to the site, both within Nowra Park and the adjoining Nowra Showground and Riverview Road/Scenic Drive Reserve and Ben's Walk Reserve.

The removal of the vegetation, in particular the forest canopy on the site, will affect the scenic qualities of Nowra Park and surrounding landscape, however the design of the Cancer Care Centre is sympathetic to the natural environment and low in scale.

The proposed Cancer Centre is shown on the architectural drawings attached.

Planning Considerations

Ministerial Directions

The following Ministerial Directions apply to the site:

- 2.2 Coastal Protection
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.2 Reserving Land for Public Purposes

The planning proposal is consistent with each of these directions. In particular;

2.2 Coastal Protection

The land is mapped within the coastal zone and is a sensitive coastal location (within 100m of mean high water mark) as defined in the *Coastal Protection Act, 1979*. The planning proposal is consistent with the NSW Coastal Policy. The Policy's specific planning and development controls along with the Coastal Design Guidelines, 2003 will be considered during the preparation and assessment of the Development Application for the Shoalhaven Cancer Care Centre.

4.4 Planning for Bushfire Protection

The land is mapped by Shoalhaven City Council as bushfire prone land. Consideration of the Guideline "Planning for Bushfire Protection" will also be considered during the preparation of the Development Application.

5.1 Implementation of Regional Strategies

As identified in Question 4 on page 4, the planning proposal is consistent with the South Coast Regional Strategy.

6.2 Reserving Land for Public Purposes

The approval of the Land and Property Management Authority (as landowner) and Shoalhaven City Council (as Trustee of the land) has been obtained for the planning proposal to alter the zoning of the land. The approval of the Director General of the Department of Planning to alter the zoning has been provided as part of the endorsement of the planning proposal to the Gateway.

State Environmental Planning Policies

The following table identifies the State Environmental Planning Policies (SEPPs) that apply to the land or type of development that is subject to this proposal, and the proposals compliance with those Policies.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
4	Development without consent		
6	Number of storeys in building		
14	Coastal wetlands		
21	Caravan parks		
22	Shops and commercial premises		
26	Littoral rainforests		
30	Intensive agriculture		
33	Hazardous and offensive development	NK*	
36	Manufactured home estates		
44	Koala habitat protection		
45	Permissibility of mining		
50	Canal estate Development		
55	Remediation of land	✓	✓
62	Sustainable aquaculture		
64	Advertising and signage		
65	Design quality of residential flat development		
71	Coastal protection	✓	✓
	Housing for Seniors or People with a Disability		
	Major Development 2005	✓	Refer below
	Mining, Petroleum Production and Extractive Industries 2007		
	Temporary Structures and Places of Public Entertainment 2007		
	Infrastructure 2007	✓	✓
	Rural Lands 2008		
	Exempt & Complying Development Codes 2008		
	Affordable Rental Housing 2009		

* Not Known at this stage

SEPP 71 Coastal Protection

Shoalhaven Council's mapping shows that the land is located within the Coastal Zone and is mapped as a Sensitive Coastal Location (as it is within 100m of the mean high water mark of the tidal reaches of the Shoalhaven River). On that basis, SEPP71 applies to the proposal.

The proposal is consistent with the aims to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the scenic quality of the surrounding area. These issues will be further considered thoroughly during the preparation of the Development Application.



Local Environmental Plan

The site is currently zoned 6(a)(Open Space—Recreation “A” (Existing) Zone) under Shoalhaven Local Environmental Plan 1995. This zone has the objective of identifying land where existing recreation facilities for the general use of the community are provided.

The uses permitted with development consent under this zone are:

Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; uses or buildings associated with those purposes which are under the care, control and management of the council; utility installations (other than gas holders or generating works).

On that basis the proposal is currently prohibited. The Gateway rezoning will zone the site Special Uses 5A to allow the proposal for the Cancer Care Centre to be considered. It is understood that approval for the Development Application cannot be given until the rezoning of the site is complete. It is our understanding that this is imminent.

The subject area is identified as being adjacent to an item of local natural heritage significance which is noted in Part 1 of Schedule 7 in SLEP 1985 as Ben’s Walk. This will be further considered in the Development Application

Other issues:

Traffic and public transport

A preliminary traffic and parking report has been undertaken which identifies the number of parking spaces required for the project and the impacts on the adjacent and surrounding road networks. Further detailed analysis will need to be undertaken as part of the preparation of the Development Application.

Architectural design and sustainability

It is our intention to seek a high level of architectural design which incorporates environmental sustainability initiatives from design to operational phases. This will be further explored during the detailed design phase.

European Heritage and Cultural Heritage

There have been claims that the Nowra Park has State Significant heritage value and while our initial studies do not necessarily agree that this is the case, it will be further investigated as part of the application. To date no cultural heritage values have been identified but will be further investigated.

Bushfire Protection Assessment

As mentioned above, the site is mapped as Bushfire Prone Land and this will be further assessed in the application.

Flora and Fauna

A Flora and Fauna Investigation has been carried out by Lesryk Environmental Consultants which concludes:

“.... no ecological communities, flora or fauna species that are of National conservation significance or their populations were identified within the study area. As such, referral to the



Federal Minister for Environment Protection, Heritage and the Arts for further consideration or approval in relation to the proposal would not be necessary.....

.....no ecological communities, flora or fauna species that are of State conservation significance or their populations were identified within the study area. Given the presence of hollow bearing trees a precautionary approach was adopted in regards to the possible occurrence of four State listed hollow-dependant microchiropterans that are known to have been recorded within the study region, these being the:

- *East-coast Freetail Bat;*
- *Yellow-bellied Sheath-tailbat;*
- *Greater Broad-nosed Bat; and*
- *Eastern Falsistrelle.....*

.....Through reference to the assessment criteria provided under SEPP 44, the subject site is not considered to constitute Potential or Core Koala habitat.

Services

Initial consultation with service providers has indicated that some upgrades may be required. These will be addressed as part of the Development Application.

The Project is a high priority for delivery by the NSW and Commonwealth Government and as such we seek your cooperation in dealing with this request as a matter of urgency. If you require any additional information to prepare the Director-generals requirements, please contact Troy Harvey – Project Director of Health Infrastructure on 9978 5450 or 0408 923 244.

Yours sincerely

Robert Rust
Chief Executive
Health Infrastructure