

**SHOALHAVEN CITY COUNCIL
ENVIRONMENTAL ASSESSMENT SUBMISSION TO THE NSW DEPARTMENT
OF PLANNING
PART 3A, ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

MAJOR PROJECT APPLICATION - SSD 4952

Shoalhaven Cancer Care Centre

PROPERTY: Lot 7300 DP 1132679, intersection of Scenic Drive and North Street, Nowra

PROPOSAL: Proposed Cancer Care Centre , comprising a two storey, split level building to accommodate the professional treatment, consult rooms and staff facilities; together with patient/carers accommodation for 32 persons and associated car parking.

APPLICANT: NSW Health Infrastructure

OWNER: NSW Health

DEPARTMENT OF PLANNING REFERENCE: SSD 4952

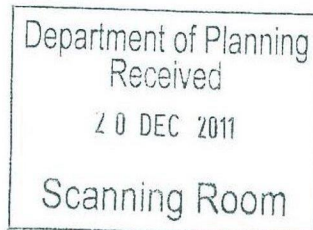
COUNCIL REFERENCE: 3A11/1002



PCU029243

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Attachment 2 - Requirements of Shoalhaven Water (5 December 2011)

1.0 Summary

The project has been the subject of prior consideration in conjunction with an application to rezone the subject land and an application for subdivision to create the subject lot that was previously part of the land known as Nowra Park.

Council made a submission to the Department prior to the issuing the Director General's Requirements (DGRs) and this has been included as Attachment 1.

The major issue related to parking on-site and within the adjacent streets and hospital land. Announcements have been made by the NSW Government that additional car parking will be provided to ease the current situation around the hospital.

2.0 Traffic and Car Parking

Council's requirements for on-site car parking are outlined in Development Control Plan N0 18 (DCP18).

For hospital and professional consulting room uses the DCP18 provides the following:

"HEALTH & COMMUNITY SERVICES

Professional Consulting Rooms	3 spaces per practitioner or surgery.
Medical Centres	1 space per 24m ² gross floor area.
Hospital (Private)	1 space per 3 beds
	1 space for Ambulance
	1 space per Doctor
	1 space per 3 staff

Note: *Alternatively, car parking requirements may be determined by Council following the completion and submission of a parking impact and needs study by an independent suitably qualified professional. Comparisons must be drawn with other similar hospitals in similar locations"*

The Taylor Thomson Whitting (TTW) Report – 10 May 2011 has been reviewed and the following comments are provided:-

- (a) TTW Clause 3.1 outlines the proposed on-site traffic flow with two way entry/exit off Scenic Drive and one way exit to North Street. The site plan shows a traffic management "boom gate" system is proposed between the drop-off area and the other parking areas. The TTW report does not mention this measure. While not opposing this measure it appears that larger and delivery vehicles as well as ambulances will require a management system in place to utilise the boom gates.

Council requests this measure be reviewed for practical purposes.

- (b) TTW Clause 3.2 states that 62 car spaces are to be provided, with a schedule of parking rates. The proposed site plans (drawings SC-A004 and SC-A005) include parking layouts that vary and also refers to a "stage 2 car parking" at the northern end. There is no description of what the stage 2 will deliver onsite.

The TTW report makes reference to staff utilising bicycle transport, and there being local bus services from North Nowra and Bomaderry suburbs to support the justification for providing certain numbers of car spaces onsite. The staff or patients from these two suburbs are likely to form a very small percentage of the car parking demand.

The EA Report (Executive Summary) identifies that this facility will have a population catchment including Nowra and Shoalhaven Regions, Wollongong, Shellharbour, Kiama and Eurobodalla Shire.

Council considers additional car parking is required for patients requiring accommodation rather than the 5 car spaces being proposed. It is considered that for a regional facility provisions for small bus parking during the day (eg, community transport or similar) should also be included in car parking calculations.

3.0 Threatened Species Report

The submitted Flora & Fauna Assessment Report (Lesryk –August 2010) has been reviewed.

Council supports the Lesryk recommendations contained in Section 8 of the report being incorporated into commitments and appropriate approval conditions.

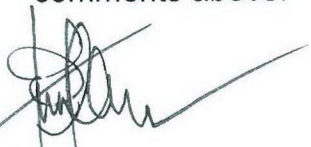
4.0 Water and Sewer

Shoalhaven Water has provided a separate response to the Department by letter dated 5 December 2011, and this is included in this submission as Attachment 2.

The proponent is to note that Shoalhaven Water, a Division of Shoalhaven City Council is the water and sewer authority and any reference to Sydney Water in the submitted documents should be replaced by reference to Shoalhaven water policies and requirements in respect of water, sewer and trade waste matters.

5.0 Conclusion

Council requests the Department to review the proposal based on Council's comments above.



T Fletcher
Director, Environment and Development Services.
14 December 2011

COUNCIL REFERENCE: 39730E (D11/258162)
CONTACT PERSON: John Britton
YOUR REF:

13 October 2011

NSW Planning - Major Projects Assessment - Regional Projects Branch
GPO Box 39
SYDNEY NSW 2001

Attention: Chris King

Dear Sir

**Shoalhaven Cancer Care Centre (SCCC)
Request for Director-Generals Requirements (DGRs)**

I refer to your letter dated 6 October 2011, seeking Council's input to draft DGRs for this State significant development. The project has been the subject of considerations as part of a rezoning process to enable the land to be developed for this important use and Council has made submissions in regard to the issues that arise for the development.

The issues that Council has raised relate to car parking and impacts locally for on-street parking where sufficient on-site car parking is not being provided; design features of the new buildings and ensuring the development does not impact on the continuing uses of the adjoining reserve and recreation land.

Parking and traffic

The draft DGRs require transport and accessibility issues being addressed. The following comments are provided to inform the Department and proponent of Council's views.

Council supports the proposal for vehicles to enter and exit only from North Street.

Council considered a traffic and parking report (Halcrow – 26 September 2010) and provided comments by letter dated 7 April 2011 as part of the rezoning process. Council considers the Halcrow report seriously underestimated the impacts on local on-street parking for the Shoalhaven Hospital and with the added on-street parking impacts arising from the SCCC. The excess parking for the hospital indicates a shortfall of on-site parking in excess of 100 spaces. Hospital users currently use informal areas including part of the footpath and land where the SCCC will be located as well as land adjacent to the existing hospital car park. The SCCC proposal suggests a requirement of 60 on-site car parks however only intends to deliver 45 spaces on-site.

The Halcrow report does not take into account staff parking requirements or that there will be 10 overnight beds provided as well as the day clinic beds/chairs.

Council requests the Department require more realistic and practical car parking assessment rather than a discounted approach that does not take into account the continuing impacts for the local streets. Additional on-site car parking should be provided.

Building design

Council supports a building design that will be "iconic" and have design features appropriate for this site.

The DGRs are to include landscaping proposals. Council requests that as many of the existing trees be retained, taking into account the earlier comments about providing additional on-site care parking as a priority.

Impacts on adjoining active reserve lands

The draft DGRs require impacts on surrounding development being addressed. In this regard, Council requests this include the landscaping and separation of the SCCC development with decorative fencing to assist security and mitigate impacts.

Utilities

Shoalhaven Water as the authority for water and sewer infrastructure has advised that arrangements are in hand to upgrade mains as required to assist the SCCC development and the proponent has been requested to liaise as the plans are being prepared.

Thank you for the opportunity to make comments at this stage of the State significant development process.

If you need further information about this matter, please contact John Britton, Development & Environmental Services Group on (02) 4429 3432. Please quote Council's reference 39730E.

Yours faithfully

Tim Fletcher
Director Development & Environmental Services

COUNCIL REFERENCE: 3A11/1002SW (D11/304210)
CONTACT PERSON: Matthew Kidd
YOUR REF: 11-05278

5 December 2011

The Director
Department of Planning Regional Projects
PO Box 39
Sydney NSW 2010

Dear Sir/Madam

**Shoalhaven Water's Comments – MP 11-05278 – Shoalhaven Cancer Care
Centre – lot 7300 DP1132679**

In reference to your request for Director Generals Requirements to Shoalhaven City Council in relation to the above noted development please see Shoalhaven Water's response below -

Condition to be included within any approval or consent.

The applicant is to apply under Section 305 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 for a Certificate of Compliance from Shoalhaven Water after operational consent has been granted and prior to commencement of any works (including demolition) or issue of a construction certificate.

Where a Construction Certificate is required all conditions listed on the Shoalhaven Water Development Application Notice under the heading "PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE" must be complied with and accepted by Shoalhaven Water prior to the issue of any Construction Certificates. The authority issuing the Construction Certificate for the development shall obtain written approval from Shoalhaven Water allowing a Construction Certificate to be issued.

Relevant conditions/requirements, including **monetary** contributions (where applicable) under the Water Management Act 2000, are provided under Section 306 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000. A Development Application Notice issued by Shoalhaven Water will outline all conditions/requirements to be adhered to.

Prior to the Issue of any Occupation Certificates a Certificate of Compliance (CC) under must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. A Certificate of Compliance shall be obtained from Shoalhaven Water after satisfactory

compliance with all conditions as listed on the Development Application Notice and prior to the issue of an Occupation Certificate or Subdivision Certificate, as the case may be.

In the event that development is to be completed in approved stages or application is subsequently made for staging of the development, separate Compliance Certificates shall be obtained for each stage of the development."

This is necessary as the development is required to obtain a Certificate of Compliance under the Water Management Act 2000.

Key issues to be addressed by the applicant.

Reticulated Water Supply & Metering

- The applicant/developer is advised that Shoalhaven Water does **not** permit direct pumping of water from its reticulated mains. If additional pressures are required by the proposed development for fire fighting purposes then additional infrastructure such as fire fighting tanks or other engineering solutions shall be provide. (***Section 1.3 Proposed Engineering Works***).
- The proposed metered service for this development shall located in accordance with Council's Water Availability & Connection Policy and shall be located within the boundary of the proposed development lot (lot 103)
- The provision of any metered water service will be undertaken by Shoalhaven Water staff at the developer's expense
- Any proposal metered service would be subject to Shoalhaven Council's Backflow Prevention Policy & Council's Water Availability & Connection Policy.

Waste Water Services

- The proposal would be subject to the full requirements of Council's Tradewaste Policy.
- Sewerage is to be made available to the proposed development/lot and Council's existing sewerage system is to be extended to the proposed lot 103. All plans and specifications for proposed sewerage works are to be submitted to and approved by Shoalhaven Water and works installed in accordance with Shoalhaven Water's Standards.
- Sewer junction is to be provided to the proposed lot 103.
- An 'Easement for Drainage of Sewage' shall be created over all lots, which have the gravity sewer running through them. The easement shall be located centrally over the sewer pipes. The minimum widths of the easement shall be as follows:
Sewer depth to invert less than 2.50m - easement 2.40m wide
Sewer depth to invert greater than 2.50m - easement 4.0m wide

General Comments.

The applicant is advised that Shoalhaven Water is the utility that provides water supply and sewer servicing within the Shoalhaven region, as such any references to Sydney Water or any approvals/discussions held with Sydney

Water in relation to this project are not appropriate and any references to Sydney Water are to be removed or rectified within the Statement of Environmental affects or any other supporting documentation for this development.

If you need further information about this matter, please contact Matthew Kidd, Shoalhaven Water Group on (02) 4429 3439. Please quote Council's reference 3A11/1002SW.

Yours faithfully

Carmel Krogh
Director Shoalhaven Water