

Planning Proposal

To permit the development of the Shoalhaven
Cancer Care Centre adjacent to the existing
Shoalhaven District Memorial Hospital

Part of Lot 7300 in DP 1132679
Scenic Drive, Nowra

Prepared by UPO Pty Ltd for Health Infrastructure, February 2011

Adopted by Department of Planning, March 2011

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June 2011*

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PART 1 OBJECTIVE OR INTENDED OUTCOME

The objective of the planning proposal is to enable the Director General of the Department of Planning, as the Relevant Planning Authority to identify land in Nowra Park adjacent to the existing Shoalhaven District Memorial Hospital for the development of the new Shoalhaven Cancer Care Centre. The land is identified in the location map and aerial photograph in Appendix 1.

PART 2 EXPLANATION OF PROVISIONS

The objective identified above will be achieved by amending the Shoalhaven LEP 1985 to rezone the land from 6(a) Open Space – Recreation (Existing) to 5(a) Special Uses (Health Services Facilities) as shown in Appendix 2 and include a definition of Health Services Facility as defined in the Standard Instrument. This will permit health services facilities with development consent and allow a development application to be lodged for the development of the Shoalhaven Cancer Care Centre and ancillary works.

The proposed definition of Health Services Facility is

health services facility means a building or place used as a facility to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- (a) day surgeries and medical centres,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) facilities for the transport of patients, including helipads and ambulance facilities,
- (e) hospitals.

PART 3 JUSTIFICATION

A Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. A number of policies and strategic planning documents set the framework for health services in NSW and in particular the management of cancer services. These include:

The State Plan: A New Direction for NSW articulates a set of goals and priorities for Government action. Of particular relevance to the planning and establishment of radiotherapy services are the priorities to:

- improve access to quality healthcare,
- improve survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care, and
- maintain and invest in infrastructure.

Development of these services in regional areas, in particular, is a significant capital investment and results in employment opportunities. Projects will also contribute to achievement of the following priorities:

- jobs closer to home,
- increased business investment in rural and regional NSW, and
- increased business investment.

The NSW State Health Plan – Towards 2010, released in March 2007, guides the development of the NSW public health system to 2010 and beyond, with a commitment by the NSW Government to make the most productive use of the finite resources available for health care. The growth and ageing of the population is a major factor in driving up health costs, and this will continue to place increasing demands on health services and other human services in general and radiotherapy services in particular. Relevant priorities include:

- make prevention everybody's business,
- create better experiences for people using health services, and
- make smart choices about the costs and benefits of health services.

The Future Directions for Health in NSW – Towards 2025. This document outlines the vision, values and goals of the NSW public health system. The goals include:

- to keep people healthy,
- to provide the health care that people need,
- to deliver high quality services, and
- to manage health services well.

The plan highlights the major challenges to NSW health care in the future. These challenges include:

- a growing and ageing population,
- persistent health inequalities with rural residents having a shorter average life expectancy than people living in urban areas, and
- shortfalls and misdistribution of health staff, particularly in rural and remote areas.

Optimising Cancer Management – A Cancer Care Model for NSW provides the organisational model for the delivery of cancer care services in NSW. It comprises population health services, Cancer Units and Comprehensive Cancer Centres linked by formal networks and strategic alliances.

A Clinical Services Framework for Optimising Cancer Care in NSW gives form to the Cancer Care Model and sets clear standards for cancer service delivery.

The Guide for Role Delineation of Health Services is used across NSW to plan services and to provide a consistent language to describe health services. The role level of a service describes the complexity of the clinical service undertaken and the support services and workforce necessary for a defined level of care.

The Cancer Institute of NSW has developed the ***NSW Cancer Plan 2001-2010*** which focuses on five priorities that are most likely to improve cancer results. These are preventing cancer, detecting cancer early, improving cancer services and professional education, accelerating improvement through research, and relevant data and information.

A key policy direction for NSW Health is treatment of people closer to home. This is a particular issue for radiotherapy services for rural and regional people, where treatment is provided on an intensive basis for an extended period.

The **Radiotherapy Services Strategic Plan to 2016** outlines the expansion of radiation oncology services in NSW to improve accessibility to these services, and replacement of existing machines. The main objectives of the Radiotherapy Services Plan to 2016 are to:

- improve patients' access to radiotherapy, leading to improved outcomes for cancer patients;
- respond to increasing demand for radiotherapy treatment; and
- ensure timely replacement of existing machines.

This plan has considered cancer projections, flow patterns, and service developments, and identifies areas of priority at the statewide level for expanded or new services including the Shoalhaven Cancer Care Centre.

The **South Coast Regional Strategy** identifies Nowra-Bomaderry as a Major Regional Centre which will cater for the majority of growth within the Region with a concentration of professional services and a focus for transport networks. An overall outcome proposed in the Strategy is the benefits that will accrue from focusing development in existing centres resulting in more efficient use of infrastructure and services. The Regional Strategy sets out the agreed position of the government over the future of the South Coast Region. The Strategy is recognised by the State Infrastructure Strategy as a long term planning strategy to be used by State agencies to understand the future infrastructure needs of the Region. The location of the Cancer Care Centre within Nowra and adjoining the existing hospital supports and achieves these intended outcomes of the South Coast Regional Strategy.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only way of achieving the objective of developing the new Shoalhaven Cancer Care Centre. 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.

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.

A 1.78ha area of land in the south west corner of Nowra Park and immediately south of the Shoalhaven District Memorial Hospital carpark, has been identified as a suitable site for the Cancer Care Centre. 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. The land is covered with open forest woodland with no recreational improvements or facilities.

Nowra Park is 4.53ha in area and is Crown land under the trust management of Shoalhaven City Council (Crown Reserve D580056 and Council Reserve CNO410). The eastern area of Nowra Park consists of a cleared cricket pitch and field and the Shoalhaven Hospital Helipad, whilst a children's playground has been built in the treed south east corner of the Park

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.

Other site options within Nowra Park were investigated but were discounted on several grounds. The proposed 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 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).

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.

3. Is there a net community benefit?

There is a substantial net benefit in health, social and economic terms to the community of rezoning land within Nowra Park to permit health services facilities. 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.

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 Centre will involve the removal of 1.78ha of land from Nowra Park and the public open urban space network of Nowra. The Nowra Bomaderry Structure Plan has identified that 'Nowra Bomaderry is relatively well endowed with public open space. The system of urban open space is focussed on the Shoalhaven River. It should be noted that a significant proportion of Nowra Bomaderry's public open space is not usable often acting purely as a visual asset. Much of the designated land is constrained by its functional use as drainage corridor, drainage basin or bushfire buffer'¹.

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 should be sympathetic to the natural environment and low in scale.

As the project is substantially funded by the Federal Government's Health and Hospitals Fund Regional Cancer Initiative, the implications of not proceeding with the rezoning at this time will most likely be the loss of funding for the project and this would not be in the public interest.

It is considered that the substantial social and economic benefits provided by development of the Cancer Care Centre would be greater than any social, recreational and environmental losses. In addition any losses can be offset by landscaping and other embellishments elsewhere in adjoining recreation lands.

B Relationship to Strategic Planning Framework

4 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Chapter 4 of the State Plan deals with healthy communities and identifies the need to expand specialist health services in rural areas including cancer and radiotherapy services and cardiology services. It also identifies the need to expand rural referral hospitals in regional centres, which provide a broader range of specialist and sub-specialist services.

The South Coast Regional Strategy² identifies the Nowra-Bomaderry area as one of the Region's two major regional centres with an increasingly important role as a residential, employment and administrative centre and targets Shoalhaven local government area for growth of 14000 jobs.

Objectives of the Strategy include the clustering of businesses and industries with similar environmental impacts and business synergies to reduce land use conflicts, improve business

¹ Nowra Bomaderry Structure Plan, Shoalhaven City Council, 2008

² South Coast Regional Strategy 2006-2031, DOP Jan 2007

efficiency and identity. In addition it identifies the need to encourage the location of major health facilities and other infrastructure in major regional centres where it will be supported and accessible to major population growth and where transport options from outside Nowra can be focused.

The expansion of Shoalhaven District Memorial Hospital to include the new Cancer Care Centre in Nowra is consistent with the objectives and actions of the South Coast Regional Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Shoalhaven Community Strategic Plan identifies principles that will be used to govern the future planning for the area. The proposal is consistent with the principles of social justice, and effective governance and not inconsistent with the ESD principles outlined in the document. Specific strategies in the plan that support the proposal include:

- Lead and advocate on key social issues, in order to make a difference to the quality of life of all citizens
- Advocate for health care facilities that will evolve and grow to meet the changing needs of the Shoalhaven community.
- Maintain, renew and enhance existing infrastructure to support economic activity and investment
- Advocate for the location of government service providers in the Shoalhaven.

The Delivery Program 2010-2013 and Operational Plan 2010-2011 which implements the Strategic Plan specifically identifies the activity of 'continue to advocate for, and participate in, the provision of a linear accelerator cancer treatment facility for the Shoalhaven.'³

The Nowra Bomaderry Structure Plan, 2008 provides the framework for growth and development opportunities and conservation measures in the Nowra Bomaderry area for the next 20 years. It identifies enabling agencies to acquire sufficient and appropriate sites for the multi-use and co-location, timely and appropriate provision of community facilities which can be readily accessed by the public. It also aims to ensure that the amenity of adjacent living areas is not unacceptably affected by the operation of community facilities, particularly in terms of noise, traffic, parking and privacy.

The focus of the Shoalhaven's health facilities and services is based in Nowra. Current figures identify that health services are a growth sector. The current trends in health service provision are for greater capital investment in hospitals with shorter periods of time spent in hospitals, but greater number of admissions to hospital and a greater incidence of day surgery and non-inpatient services. This is tending to have the implication, in terms of spatial distribution and the development of medical plant, of the creation of highly resourced centres of excellence.

The Nowra Bomaderry Structure Plan identifies that 'open space in urban areas serves a number of important functions such as recreational, social, conservation, overall amenity of an area and as land for urban services. The Plan aims to provide for a range of outdoor

³ Delivery Program 2010-2013 and Operational Plan 2010-2011, Shoalhaven City Council 2010

passive and recreation activities in a variety of settings which serve the needs of the community, are accessible to the public and located convenient to potential users⁴.

6. Is the planning proposal consistent with applicable state environmental planning policies?

Appendix 3 identifies that SEPP71 – Coastal Protection applies and is relevant to the planning proposal. 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). Refer to Appendix 4 for a map identifying the coastal boundaries. Hence SEPP71 applies to the planning proposal.

The planning 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 considered thoroughly during the preparation and assessment of the development application of the Cancer Care Centre.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Appendix 5 identifies the Section 117 directions which apply and are relevant to the planning proposal. These include:

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

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. Refer to Appendix 4). 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. (Refer to Appendix 6). As such the planning proposal has been referred to the NSW Rural Fire Service for its consideration and comments prior to the planning proposal being placed on public exhibition. Recommendations in regards to Planning for Bushfire Protection, 2006 will also be considered during the preparation and assessment of the development application for the Shoalhaven Cancer Care Centre.

⁴ Nowra Bomaderry Structure Plan, Shoalhaven City Council, 2008.

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) has been obtained for the planning proposal to alter the zoning of the land. A copy of this letter is attached in Appendix 7. The approval of the Director General of the Department of Planning to alter the zoning has been provided as part of the adoption of the planning proposal to the Gateway.

6.3 Site Specific Provisions

The planning proposal is to rezone land from open space to special uses to permit with development consent health service facilities. The planning proposal will not impose any development standards or requirements in addition to those already contained in the special uses health service facility zone. The proposal will also not contain or refer to drawings that show the details of the Shoalhaven Cancer Care Centre.

C Environmental Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A Flora and Fauna Investigation has been carried out by Lesryk Environmental Consultants and is attached at Appendix 8. The study involved an extensive literature search as well as site investigations and field studies carried out in August 2010. The report concludes:

"By the completion of the field investigations, 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."

By the completion of the field investigations, 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.*

Drawing on the assessment criteria provided under Section 5A of the Environmental Planning and Assessment Act 1979, it was not considered that the loss of three hollow-bearing trees and some insect attracting plants would have a significant impact on the animals, their local populations or habitat. As such, the preparation of a Species Impact Statement was not recommended.

It is not considered that any of the species listed under the Schedules to the EPBC and/or TSC Acts that have been previously recorded in the study region would be significantly

affected by the undertaking of the Proposal. The Proposal would not result in any threatened animals, plants, their populations, or habitats being significantly impacted upon such that a locally viable population of that species would be placed at risk of extinction. Similarly, the Proposal would not fragment, disturb or alter any plant propagation or dispersal vectors, or isolate any proximate areas of their suitable habitat. No fauna corridors will be fragmented such that those species recorded will be adversely affected.

Through reference to the assessment criteria provided under SEPP 44, the subject site is not considered to constitute Potential or Core Koala habitat. Therefore, in relation to Clause 9 of SEPP 44, it is considered that the proposal would not require the preparation of a Plan of Management for Koalas, nor is the adoption of any other mitigative measures required.”⁵

On that basis it is not considered that there are any significant impacts on any critical habitat or threatened species, populations or ecological communities or their habitats.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal will change the use of the land from public open space to health facility and this will have a subsequent effect on the scenic qualities of the land and adjoining landscapes. Views of the Shoalhaven River, Nowra Golf Course and Cambewarra Mountain Escarpment can be seen from along the western boundary of the land. The Golf Course Lookout of Ben’s Walk is immediately adjacent to the land on the western side of Scenic Drive.

The land is within 50metres of the Shoalhaven River, however, it is separated from the River and the top of the riverbank by 10metres of floodplain, 20 metres of cliff face and cliff top and 20 metres of roadway - Scenic Drive. The Shoalhaven River has been identified as a Category 1 stream under the Riparian Corridor Objective Setting. The Riparian Corridor Objective Setting recommends that Category 1 streams have a core riparian zone of 40metres and a 10metre vegetated buffer. The cliff landscape along this section of the Shoalhaven River makes it inappropriate to seek Category 1 riparian vegetation outcomes. Scenic Drive is effectively acting as the interface between the riparian lands to the west and urban development to the east. The planning proposal will not impact on the Shoalhaven River or its riparian zone.

The Flora and Fauna Report by Lesryk has identified ‘that the vegetation on the land is part of a local north-south vegetation corridor that extends along the Shoalhaven River. This vegetation connects with a much larger east-west vegetation corridor that encompasses a number of large conservation reserves.⁵ The Report continues that given the scope of works proposed, the presence of existing infrastructure and movement barriers and the extent of open space areas, any animals currently traversing along, through and over the corridor are also expected to do so post-development.’⁵

There are no other likely significant environmental effects as a result of the planning proposal.

⁵Lesryk Environmental Consultants, 2010. Flora and fauna assessment, proposed rezoning - Nowra Park, Corner of Scenic Drive and North Street, Nowra.

10. How has the planning proposal adequately addressed any social and economic effects?

As identified and discussed earlier, the planning proposal will have positive social and economic benefits for the local and regional communities of Kiama, Shoalhaven and Eurobodalla areas. It will provide health (cancer treatment) and economic (direct and indirect employment opportunities) benefits.

The planning proposal does raise social challenges with the intrusion and removal of land from Nowra Park. These have previously been raised in the planning proposal.

The Park is what remains of an initial 10ha of land between Shoalhaven, West and North Streets which was dedicated for public recreation on 17th October 1876 and vested in the Municipal Council of Nowra on 28th December 1876 but latter amalgamated with 4ha between North and Junction Streets on 20th December 1887 and proclaimed as Nowra Park.

The Council of the Municipality of Nowra was made the Trustee (responsible for the care, control and management) of Nowra Park in 1933. The northern portion of the Park was measured and surveyed for a hospital in 1922 but it wasn't until 1946 that it was set aside. It has been occupied by the Shoalhaven District Memorial Hospital since 1958. A further area adjoining the south west corner of the Hospital was acquired for the Hospital's carpark in 2002. The Shoalhaven Community Preschool site was also revoked from the Park in 2003.

A report on the establishment and history of Nowra Park by NBRSP+Partners, 2002 (Refer to Appendix 9) concludes that claims of the Park being the first parkland declared in NSW and possibly Australia are unfounded.

"..the Nowra Park land in question is not part of the earlier Reserve dedicated in 1855 but is a later reservation dating from 1876 the northern portion of which has been occupied by the Nowra Hospital since 1946. This research shows that claims that this was the first parkland declared in NSW, and possibly the first in Australia, are unfounded."

The Heritage Branch of the Department of Planning has confirmed that Nowra Park is not the first park to be proclaimed in NSW. (Refer to Appendix 11).

Nowra Park is not listed as a heritage item on the State Heritage Register or the Shoalhaven LEP 1985. The Heritage Branch of the Department of Planning has advised that after assessing a nomination to list Nowra Park on the State Heritage Register, it was concluded that the park was not of State heritage significance. (Refer to Appendix 11).

The Report on the establishment and history of Nowra Park does however identify that

*"the Park is nevertheless a significant environmental element in the structure of the town and is sensitive from a landscape character point of view. New development of the type proposed should take into consideration the landscape qualities of the perimeter of the parkland and adopt strategies to limit the visual impacts of development through appropriate landscape works. Additionally it would be appropriate for the evolution of the site to be appropriately interpreted for public understanding."*⁶

⁶ NBRSP+Partners, 2010 Report of History of Nowra Park

This recommendation is acknowledged and will be adopted in the final design for the Cancer Care Centre.

Nowra Park is mapped as a passive recreation facility in the Nowra Bomaderry Structure Plan. Shoalhaven City Council has confirmed that there is currently no plan of management for the Park. Council has stated that it will consider the need for a plan of management as part of the property negotiations associated with the Cancer Care Centre. They have also resolved (10th March 2010) that NSW Health is requested to contribute towards appropriate landscaping to Nowra Park including interpretative signage to recognise its historical significance.

It is considered that the substantial social and economic benefits provided by development of the Cancer Care Centre would be greater than any social, recreational and environmental losses. In addition any losses can be offset by landscaping and other embellishments elsewhere in adjoining recreation lands.

D State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

Preliminary discussions with Shoalhaven Water and Integral Energy have identified that there is generally sufficient public infrastructure available for the proposal. If augmentation of any infrastructure is required this will be investigated as part of the development proposal.

A Traffic and Parking Report on the proposed Shoalhaven Cancer Care Centre has been completed by Halcrow PTY Ltd and is attached in Appendix 10. The Report has identified that:

- additional traffic movements associated with the proposed facility can be adequately accommodated by the surrounding road network;
- the proposed on site parking demand is considered satisfactory however at peak periods there will be parking demand occurring on the surrounding streets. It is recommended that the ability to provide additional on site parking be considered during detailed planning for the site.
- the site access arrangements and car park layout are satisfactory.
- emergency and service vehicle access arrangements can be adequately accommodated.

The report concluded that:

*"... the proposed development of a cancer care centre is an appropriate use for the site, namely within a 'medical precinct'. On the basis of traffic and parking, the proposed rezoning is supported."*⁷

⁷ Halcrow, 2010 Traffic and Parking Report, p10

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The planning proposal was lodged by NSW Health Infrastructure with the Department of Planning on the 4th February 2011. Prior to lodging the planning proposal no State Authorities had been consulted. However, the Project was approved by the Commonwealth Government as a result of a Health and Hospital Fund application and on that basis the Commonwealth and State Governments are aware and supportive of the project.

Government agency consultation began on the 8th March 2011. Agencies consulted include the Land and Property Management Authority, NSW Health, Department of Climate Change and Water, NSW Rural Fire Service, the Roads and Traffic Authority, Shoalhaven City Council and the Heritage Branch of the Department of Planning. To date, the Land and Management Property Authority and the Heritage Branch have provided a response but have raised no issues. (Refer to Appendix 7 and 11). The views of the other agencies will continue to be sought during the public exhibition of the planning proposal.

PART 4 – COMMUNITY CONSULTATION

At this stage there has been no consultation with the community. It is proposed to undertake community consultation via the public exhibition of the planning proposal. Stakeholders include the general community, adjoining residents, Nowra Park user groups, community groups such as the Nowra CBD Committee, the Linear Accelerator Fundraising Committee, and local members of parliament. The planning proposal will be placed on public exhibition (at the Wollongong Department of Planning Office and Shoalhaven Council Nowra Office) and placement of the proposal on the Department's website.

The planning proposal is not considered to be a low impact proposal and consequently a public exhibition period of 28 days is proposed.