



**Planning &
Infrastructure**

Community Consultation Report

**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.**

**Director-General's Report
Section 57 of the
*Environmental Planning and Assessment Act
1979***

June 2011

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1. PLANNING PROPOSAL DESCRIPTION

The objective of the planning proposal is to enable the Director General of the Department of Planning and Infrastructure, 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 objective 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 Facility) and including a definition of health services facility in the Shoalhaven LEP 1985. 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.

2. CONSULTATION AND SUBMISSIONS

2.1 Exhibition

Community and government agency consultation has occurred via the public exhibition of the planning proposal consistent with the Gateway Determination (Attachment A). Under the Determination a public exhibition period of 28 days was required. However, due to deadlines in placing notices in the media, the planning proposal was placed on public exhibition from Wednesday 23rd March 2011 until Wednesday 27th April 2011. Notices were placed in the South Coast Register on the Wednesday 23rd March 2011 and the Sydney Morning Herald on Wednesday 30th March 2011.

The planning proposal was available for viewing at the Department of Planning and Infrastructure's Southern Region office in Wollongong, and Shoalhaven City Council's office in Nowra. The relevant documents were also publicly available on the Department's website and Shoalhaven Council created a link from its website to the Department's website.

On the 8th March 2011 the Department wrote to Crown Lands Division (previously known as the Land and Property Management Authority), NSW Health, Office of Environment and Heritage (previously known as the Department of Climate Change and Water and the Heritage Branch of the Department of Planning), NSW Rural Fire Service, the Roads and Traffic Authority and Shoalhaven City Council seeking their comments on the planning proposal.

On the 18th March 2011, the Department wrote to 41 adjoining residents, 18 Nowra Park users and community groups such as the Nowra CBD Committee and the Linear Accelerator Fundraising Committee and the local Federal member and two State members of parliament advising them of the public exhibition of the planning proposal.

2.2 Public submissions

During the public exhibition period, the Department received one submission from an adjoining resident, two from the general community, one from a community group (Shoalhaven Committee for the Melanoma Foundation) and a submission which was authored by an adjoining resident that formed part of a petition signed by 59 other people (adjoining residents and the general community). The author of the petition had also submitted a letter of objection to the Department on 20th January 2011 prior to the planning proposal being lodged by NSW Health. The Department had advised the author that it would consider his letter as a submission during the public consultation period.

The six submissions have been placed on the Department's LEP tracking system under the Shoalhaven Cancer Care Centre Planning Proposal.

Four of the six submissions supported the planning proposal however the petition signed submission and earlier letter objected to the planning proposal. Attachment B provides an outline of the issues raised and the Department's response to these issues.

The four supporting submissions raised:

- that they concur with the location of the Centre and the need to construct the Centre within a limited timeframe;
- the design and management of the Centre and management of Nowra Park eg car parking associated with the Hospital and Centre, noise from the Centre, new toilet facilities, footpaths and road curbing in the Park; and
- the option of rezoning adjoining residential lands as commercial to allow for the creation of a medical precinct.

The two submissions objecting to the rezoning identified that they support the need for a Cancer Care Centre, however, they object to the proposed location of the Centre. The objections raised an extensive list of issues including:

- no community consultation;
- no Act or regulation to support rezoning;
- 23 Acts need to be maintained;
- site is not adjacent to the Hospital;
- intrusion into the riparian zone;
- need to retain Nowra Park in its entirety;
- incorrect interpretation of heritage values;
- high visual importance of the site;
- public benefit in maintaining planning control outweighs location of Centre on the site;
- no net benefits;
- insufficient infrastructure; and
- management of hazardous wastes.

2.3 Public Authority Submissions

Prior to the lodgement of the planning proposal no state agencies 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.

All seven agencies contacted by the Department provided a response on the planning proposal. None raised an objection to the rezoning proposal. Attachment C includes a table outlining the issues raised by government agencies and the Department's response to those issues. A copy of each agency letter is included in Attachment D. They have also been placed on the Department's LEP tracking system under the Shoalhaven Cancer Care Centre Planning Proposal.

A summary of the issues includes:

- Nowra Park is not listed in the heritage schedule of Shoalhaven LEP 1985;
- Minister for Lands has issued a letter of support for establishment of the Centre in Nowra Park;
- Flora and Fauna Report is adequate;
- Support mitigation measures in Flora and Fauna Report;
- Council strongly supports establishment of Centre and its proposed location;
- Proposal is consistent with Council's Community Strategic Plan and
- Design issues ie car parking, retention of established trees, masterplan for hospital, provision of infrastructure; discharge of waste; and bushfire mitigation.

3. ASSESSMENT

Most of the comments raised in the objections were either general requiring no action or were not relevant to progressing the planning proposal as they were matters with no required action or related to the design and management of the Cancer Care Centre. These later issues are capable of being addressed in a subsequent development application.

The Department proposes to advise NSW Health, as the project applicant, Crown Lands Division as the land owner and Shoalhaven Council as the land manager of any issues raised during the public exhibition which fall within their areas of responsibility. The Department will also ensure that the assessment pathway for the development project considers issues that are relevant to the assessment.

Of all the issues raised, only Shoalhaven Council's comments on the need to include a definition of 'health services facility' in the amendment to the Shoalhaven LEP 1985 is of relevance to the planning proposal. The LEP currently does not contain a definition of health services facility. It is proposed to introduce the definition of 'health services facility' as defined in the Standard Instrument into the Shoalhaven LEP 1985 as part of this planning proposal.

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.

4. RECOMMENDATION

It is recommended that the Director General of Planning and Infrastructure resolves to:

- Amend the planning proposal to include a definition of health services facility;
 - Adopt the amended planning proposal under section 58 of the Environmental Planning and Assessment Act (EP&A Act) 1979; and
 - Request the Minister to make the Local Environmental Plan giving effect to the planning proposal under Section 59 of the EP&A Act.
-

**Regional Director
Southern**

**Executive Director
Planning Operations**

**Deputy Director General
Plan Making & Urban Renewal**

Director General

23/6/2011

APPENDIX A GATEWAY DETERMINATION

Gateway Determination

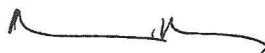
Planning Proposal (Department Ref: PP_2011_SHOAL_001): to rezone part of Lot 7300 DP 1132679, Scenic Drive Nowra to enable the development of health services facilities on land adjacent to the Shoalhaven District Memorial Hospital.

I, the Minister Assisting the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Shoalhaven Local Environmental Plan 1985 to rezone part of Lot 7300 DP 1132679, Scenic Drive Nowra to enable the development of health services facilities on land adjacent to the Shoalhaven District Memorial Hospital should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**;
 - (b) the Department of Planning as the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*; and
 - (c) the planning proposal must not be exhibited until a letter from the Land and Property Management Authority has been provided agreeing to the change of zoning for the land.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Land and Property Management Authority
 - NSW Health
 - Department of Environment, Climate Change and Water
 - NSW Road and Traffic Authority
 - Shoalhaven City Council
 - Shoalhaven Water
 - NSW Department of Planning – Heritage Branch

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge the Department of Planning as the relevant planning authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway Determination.

Dated 24th day of February 2011.



Barbara Perry
Minister Assisting the Minister for Planning

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APPENDIX B PUBLIC SUBMISSIONS SUMMARY

Author	Support/Oppose rezoning	Issues raised	Comment	Action
Kath Humphries	Supports proposal	- Land close to hospital - Good outlook for patients - Need to build Centre as quickly as possible	General comments, noted and no amendment required.	No action required
Vicki Dale	Supports rezoning	No reasons given	No response	No action required
Mr T Houldsworth (an adjoining resident)	Supports concept	- With time limits imposed by Federal Government, site selection is logical - Several concerns with Centre and its management including generator noise, noise from rubbish removal, is an incinerator included in the development? - Car parking is insufficient already for hospital complex. Patients & visitors already have to park in Scenic Drive and Shoalhaven Street. Street parking should not be an option in residential areas. - Hand Nowra Park over to NSW Health and allow them to plan for future extensions and revitalise what is left of the Park. - If additional footpaths are to be constructed, can they not be skateboard friendly. - Existing toilet block in Nowra Park is old and not very well sited. Should be demolished and new facilities built. - All dogs in Park should be on a leash. - Curb around perimeter of Park to prevent vehicles going onto the Park. - Those sections of North and Shoalhaven Streets facing the hospital and Park be rezoned commercial to enable residents to move to a quieter area and allow professional offices associated with the hospital to be located close by.	- General comments, noted and no amendment required. - Design & management of the Centre is an issue to be addressed and assessed in a development application - The Traffic and Parking Report identifies that parking demand for existing on site parking at the Hospital exceeds capacity during peak periods. The report recommends that the ability to provide additional on site parking be considered during detailed planning for the site. Design & management of the Centre is an issue to be addressed and assessed in a development application. - Issue for Crown Lands Division and NSW Health to discuss - Design & management of the Centre is an issue to be addressed and assessed in a development application - Issue for Shoalhaven Council as park manager to consider - Issue for Shoalhaven Council as park manager to consider - Issue for Shoalhaven Council as park manager to consider - Issue for Shoalhaven Council to consider in its strategic planning for the area including draft Shoalhaven LEP 2009 and draft Shoalhaven Riverfront Masterplan	- No action required - Advise NSW Health as applicant & the relevant assessment authority. - Advise NSW Health as applicant & the relevant assessment authority. - Advise Crown Lands Division as landowner and NSW Health as potential land acquirer - Advise NSW Health as applicant & the relevant assessment authority. - Advise Shoalhaven Council - Advise Shoalhaven Council - Advise Shoalhaven Council
Shoalhaven Committee for the Melanoma Foundation	Supports rezoning	- Centre will alleviate the need for many people with cancer to travel far and will offer people treatment who may previously have been unable to travel. - Centre will dramatically improve the cancer treating services available locally. - Provision of cancer treating services should take primacy over arguments for its exclusion based on the need to protect all of the Park lands.	General comments, noted and no amendment required.	No action required
Bill Hancock – 20 th January 2011 (an adjoining resident)	Strenuously opposes any rezoning or development on the site.	- Totally unacceptable intrusion into the riparian zone. Retention of a proper riparian zone requires that the entry to any development be located elsewhere. - Application is not well founded, compliance with regulations protecting the land are not unreasonable or unnecessary. - There is not an Act, regulation, policy, survey, review, advisory notes, discussion paper, submission, strategic planning document, committee update or report that would support the rezoning of the Recreation Area. Rezoning is not supported by any standard or specification.	- NSW Office of Water has advised that the rezoning site is not considered to be part of the Shoalhaven River riparian zone nor a riparian landscape. - Planning proposal adopted by Department of Planning and Infrastructure, meets requirements of Gateway Determination and EP&A Act. - EP&A Act allows land to be rezoned. Planning proposal supports the rezoning of the land from its current use of open space to special uses (health services facility). Planning proposal is consistent with State and local strategic plans and reports including the South Coast Regional Strategy and Shoalhaven Council's Community Strategic Plan.	- No action required - No action required - No action required

		• Because of its nature, (proposal) is exempt from building height regulations and controls. • Lack of community consultation, availability of reports and other relevant documents, how to make submissions and opportunity to express community concerns. • Retention of planning controls conserving visual qualities of areas of high visual importance must be maintained. • Granting consent to the rezoning would not be consistent with the aims and objectives of the present zoning for that area. • The public benefits of maintaining the planning controls adopted by the environmental planning instrument far outweigh the location of the Cancer Care Centre on this site. There are at least 5 alternative acceptable site options not being canvassed but available for the development.	• Design & management of the Centre is an issue to be addressed and assessed in a development application. The Illawarra Regional Environmental Plan requires that any development application for a building over 11m in height requires concurrence from the Department of Planning and Infrastructure. • The letter of objection was written prior to the lodgement of the planning proposal and its subsequent public exhibition. Community consultation has occurred via the public exhibition of planning proposal as per Gateway Determination and Environmental Planning and Assessment Act (EP&A Act) 1979. No other reports prepared. Further details would be provided in a development application. • Site has not been identified as of high visual importance. Visual issues associated with the Centre can be addressed and assessed in a development application. • The aims and objectives of the open space zoning are different to the aims and objectives of the special use zoning. The planning proposal considers that the use of the site for a special use outweighs the need to use the land for open space. • The planning proposal considers that the public benefits of the Centre on the site outweigh the environmental and social benefits currently provided by Nowra Park. Any losses to the current benefits should be considered and where appropriate accommodated in the design of the centre and management of the remainder of the Park. No alternate site locations were provided.	• Advise NSW Health as applicant & the relevant assessment authority. • No action required • Advise NSW Health as applicant & the relevant assessment authority. • No action required • Advise NSW Health as applicant SCC as Park Manager
Bill Hancock and 59 residents who signed a petition – 21 st April 2011	Objects to rezoning	• Support a Centre which is sympathetic to and does not pollute the environment, the proposed location is wrong. • Object on grounds of no community consultation particularly people living & working close to the site and lack of availability of reports & other relevant documents. • Community has not been asked if they want the Shoalhaven LEP 1985 amended. There is no mandate to change the zoning. No opportunity to debate the situation. • This planning proposal does not recognise the value, love and pride the community have for this environment. • Public benefit of maintaining the planning controls adopted by the environmental planning instrument far outweigh the location of a health facility on this site. • Planning proposal is lackadaisical, amateurish, not well founded, incomplete and misleading. • There is no Act or regulation to support the rezoning. • Many other authorities and acts protecting this environment must be maintained including: • Catchment Management Act, 1989 • Coastal Protection Act, 1979 • Coastal Protection Amendment Act, 1998 • Commons Management Act, 1989 • Crown Lands Act 1989 • Environmental Planning and Assessment Act 1979 • Fisheries Management Act, 1994	• General comments, noted and no amendment required. • Community consultation via public exhibition of planning proposal as per Gateway Determination and Environmental Planning and Assessment Act (EP&A Act) 1979. No other reports prepared. Further details would be provided in a development application. • Community consultation via public exhibition of planning proposal as per Gateway Determination and EP&A Act, is seeking the community's views on the rezoning. • Planning proposal has considered the environmental, social & economic values/impacts of the proposal. • The planning proposal considers that the public benefits of a cancer care centre on the site outweigh the environmental and social benefits currently provided by Nowra Park. Any losses to the current benefits should be considered and where appropriate accommodated in the design of the centre and management of the remainder of the Park. • Planning proposal adopted by Department of Planning and Infrastructure, meets requirements of Gateway Determination and EP&A Act. • EP&A Act allows land to be rezoned. • Many of the acts & regulations do not apply to the land or to the rezoning and therefore are not affected by the planning proposal. • Act repealed • Land is within coastal zone, Act applies to the land. Proposal has considered and is consistent with the Act. • Act repealed • Land is not a Common, Act does not apply • Planning proposal is consistent with Crown Lands Act. Approval has been sought from Crown Lands to rezone land. • Rezoning of the land is being undertaken under the EP&A Act • Land does not contain 'waters', Act does not apply	• No action required • Advise NSW Health as applicant & the relevant assessment authority re further reports. • No action required • No action required • Advise NSW Health as applicant SCC as Park manager. • No action required • No action required • No action required • No action required • No action required

	• Forestry Act, 1916 • Irrigation Act, 1912 • Local Government Act 1993 • Murray-Darling Basin Act 1992 • National Parks and Wildlife Act, 1974 • Native Vegetation Conservation Act 1997 • New South Wales-Queensland Border Rivers Act 1947 • Protection of the Environment Operations Act 1998 • Rivers and Foreshores Improvement Act, 1948 • Rural Fires Act 1997 • Soil Conservation Act, 1938 • Threatened Species Conservation Act, 1995 • Water Act, 1912 • Water Administration Act, 1986 • Western Lands Act, 1901 • Wilderness Act, 1987 • There is no masterplan for the health facility. • The site is clearly a sensitive coastal location. If the government authority flaunts the standard, the underlying purpose or objective would be defeated. • Enforcement of category 1 riparian zone for Shoalhaven River and retention of a proper riparian zone. Planning proposal will impact on the Shoalhaven River and its riparian zone. • There are at least five alternate acceptable site locations for a health services facility. • A location is required that is closer to the centre of population and space to include a closed sewerage system and a lot more future growth potential. • The strategic studies and reports are not reliant upon this site. • Planning proposal fails to locate Centre adjacent to hospital as intended in the South Coast Regional Strategy, increasing potential of toxic spill outside manageable areas. • Council CBD master plan indicates medical expansion preferred to the north east onto land already State owned, in the opposite direction to the planning proposal and thus further isolating the proposed centre. • The site is an intergenerational community asset that has been preserved and used by the community for 135 years.	• Land is not State Forest, Act does not apply • Act repealed • Land is not Council owned land, Act does not apply • Land is not located in Murray Darling Basin, Act does not apply • Land is not a National Park, Act does not apply • Act repealed • Land is not located in the NSW/Queensland border region, Act does not apply • Act applies to the site and would be considered at development application process • Act repealed • Act applies to the site and would be considered at development application process. Planning proposal is consistent with the S117 direction: Planning for bushfire protection. • Act is not applicable • Act applies to the site and has been considered in the Flora and Fauna Assessment report • Act is not applicable • Act is not applicable • Land is not located in the Western Division, Act does not apply • Land is not a Wilderness Area, Act does not apply • Not required for the planning proposal. • Planning proposal is consistent with NSW Coastal Policy. Policy's standards and controls to be considered in the development application for centre. • NSW Office of Water has advised that the rezoning site is not considered to be part of the Shoalhaven River riparian zone nor a riparian landscape. • No site locations were provided. Extracts of letters from other persons and organisations identified the University of Wollongong as a site for the relocation of the hospital and subsequent construction of a cancer care centre. This is not a short-term option & is not being pursued by NSW Health. • The Centre services the Kiama, Shoalhaven and Eurobodalla LGAs. The Shoalhaven LGA is considered to be the centre of this population base and Nowra is considered to be the most appropriate location within the Shoalhaven. The proposal will be connected to the local reticulated sewerage scheme. • Strategic studies and reports have not identified individual sites for particular health facilities but have identified issues which need to be addressed when choosing an appropriate site. The planning proposal considers that the site in Nowra Park meets the requirements of the strategic studies and reports. • South Coast Regional Strategy does not identify a location for the Centre but encourages the creation of medical precincts. This location is consistent with the South Coast Regional Strategy • Planning proposal acknowledges how the draft Nowra Riverfront Masterplan identifies potential medical uses to the north east of the existing hospital, however the land is held in a combination of private and public ownership. The short timeframes to construct the Centre make the site unsuitable for the Centre. • 135 years correlates to the 1876 reservation date identified in the report on the History of Nowra Park. For 89 of the 135 years the northern area of the reservation has been identified and used for a hospital.	• No action required • No action required • No action required • No action required • Advise NSW Health as applicant & the relevant assessment authority re further reports. • No action required • No action required • No action required • No action required • No action required • Noted, no action required. • No action required
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		- Community needs to retain Nowra Park in its entirety in close proximity to the CBD. - The Illawarra Regional Environmental Plan states in point 119 that a draft local environmental plan shall not substantially reduce an area zoned for public open space unless the consent authority can satisfy the Director that this is justifiable. - Incorrect interpretation of heritage values in the assessment by the Heritage Branch of the Department of Planning. - Incomplete history on the Park submitted by the planning proposal's consultants. There is a gap of 50 years as a reservation this report has completely missed. In total it has been a reserve for 185 years. - The heritage listed Ben's Walk that starts at Nowra bridge passes through this reserve where site No. 3 Nowra Golf course lookout is located. - National Trust of Australia recommended in their publication Landscape Survey Illawarra Region 1976 that it (Nowra Park) be kept for public recreation.	Thus there has been a long association of the use of Nowra Park for a hospital. - The draft Nowra CBD Masterplan has identified strategic parks within and in close proximity to the Nowra CBD, however Nowra Park has not been identified as one such park. Hence the Park's significance in the Nowra CBD Masterplan could be questioned. - Clause 119 of Illawarra REP has been repealed. Intent of the clause is covered by S117 direction 6.2 Reserving land for public purposes. The approval of the Director General of the Department of Planning and Infrastructure to alter the zoning has been provided as part of the adoption of the planning proposal. - The Office of Heritage has reviewed the planning proposal and further issues raised by Mr Hancock. It does not object to the proposal to rezone the land for the site of the cancer care centre. - The heritage consultant has reviewed their report and information provided by Mr Hancock and considers their assessment as being thorough and accurate. No issues on the Park's history were raised by Shoalhaven Council, Crown Lands Division or the Office of Environment and Heritage. - Shoalhaven Council as reserve manager has advised that Nowra Golf Course Lookout is located on the western side of Scenic Drive. Hence Ben's Walk and the Lookout are not affected by the planning proposal. - The Report recommended that the River, banks and islands should be protected for the high value for scenic quality and recreation. Nowra Park is not located on the River bank and hence is not affected by this recommendation.	- No action required - No action required - No action required - No action required - No action required - No action required - No action required
		- The planning proposal is not consistent with the local Council's Community Strategic Plan. – ensure that the ecological and biological environments of the Shoalhaven are protected and values through careful management. - Protection of the Shoalhaven landscape is important to the economic activity generated by tourism and recreation. It is also the reason that many residents choose to live in the region. - In line with the South Coast Regional Strategy, the natural assets identified in the RCP to be of high conservation value and worthy of priority for additional conservation are poorly conserved vegetation communities, old growth forest and wildlife corridors. - There is an acknowledged need to retain vegetation coverage, especially irreplaceable mature trees. The Nowra CBD Master Plan states there is a general lack of vegetation coverage in the centre of the CBD and adjoining the Princes highway. - The proposed site is the last section of forested space with free access to the scenic Shoalhaven River on the southern bank within walking distance to the CBD. - The old growth trees form an important visual backdrop to the Nowra CBD. - There is not a net benefit. The land, old growth trees, canopy	- Shoalhaven Council has identified that the proposal is consistent with its Community Strategic Plan. The ecological and biological values of the site have been addressed in the Flora and Fauna Report. This report has made recommendations which need to be considered in the preparation of a development application for the centre and a management plan for Nowra Park. - The use of the site for the cancer care centre will not impact on the 'Shoalhaven landscape' or economic activity generated by tourism and recreation. - The Regional Conservation Plan has not identified the site or Nowra Park as having native vegetation of high conservation value - The site and Nowra Park are neither within the centre of the CBD or adjoining the Princes Highway hence this recommendation from the Masterplan is not relevant. - Public reserve extends along the southern bank of the Shoalhaven River from the village of Terara, upstream to the junction with Nowra Creek and then extending upstream along Nowra Creek. The bank from Nowra Scout Hall (south of the existing hospital) to the junction of Nowra Creek is vegetated forest. The landscape adjoining this section of bank includes the 20m high cliff face. The site is not considered to be the last section of forested space with access to the River. - This has not been identified in the draft Nowra CBD Masterplan. - This has not been identified in the draft Nowra CBD Masterplan.	- No action required - No action required - No action required - No action required - No action required - No action required - No action required

		and contribution it gives to the scenic values of, and importance it gives to the visual backdrop to, the CBD of Nowra are irreplaceable. • There are seven commemorative tree plots (Australian Bicentennial Tree Planting Scheme 1988) in the proposed site, not recognised in the planning proposal. They were planted by St Michael's school students and financed by Council and NSW Government. • There is insufficient public infrastructure to support the rezoning. • Poor road infrastructure servicing this health facility is not addressed in this proposal. The health facility needs a site with highway access. • Congestion of narrow residential streets. No traffic surveys have been submitted to support this planning proposal. • The planning proposal has not addressed ongoing parking problems. This proposal perpetuates the problems and enlarges them into other residential streets. • The public raised \$1 million all the time being of the opinion that Centre would be part of and on the same site as the existing hospital but they were unaware of the potential pollution hazard. • No details on disposal of body fluids into sewerage system, venting of radioactive gases or dealing with hazardous health care wastes. • Safety of local residents, health and sewerage workers, those undertaking recreational activities and those consuming local produce especially dairy and seafood. • Sewerage discharge from the centre will pollute the Northern Shoalhaven Reclaimed Water Management Scheme with no way to separate out the drug volume. • Hazardous materials polluting the environment not addressed in planning proposal and contrary to world health organisation standard. • The medical helipad does not meet NSW Health Medical Helipads safety standards. This is not addressed in the Planning proposal. • There is no security plan in the planning proposal.	• There is no management plan for Nowra Park. Council is determining the location of these trees and this matter can be considered within the landscaping component of the development application. • No issues on public infrastructure have been raised by government agencies. • The RTA and Council did not raise any traffic or road infrastructure issues in their comments on the planning proposal. It is not a requirement of the RTA or NSW Health that a health facility is sited with highway access. • The Traffic and Parking Report undertook traffic generation figures and concluded that additional traffic movements associated with the proposed facility can be adequately accommodated by the surrounding road network. Further consideration of this issue can occur during the design and assessment of the development application. • The Traffic and Parking Report identifies that parking demand for existing on site parking at the Hospital exceeds capacity during peak periods. The report recommends that the ability to provide additional on site parking be considered during detailed planning for the site. Design & management of the Centre is an issue to be addressed and assessed in a development application. • Any potential pollution hazard would be addressed and assessed in a development application. • Design & management of the Centre is an issue to be addressed and assessed in a development application. • Design & management of the Centre is an issue to be addressed and assessed in a development application. • Design & management of the Centre is an issue to be addressed and assessed in a development application. • Design & management of the Centre is an issue to be addressed and assessed in a development application. • The medical helipad is part of the existing hospital facility. Not a component of the planning proposal. • Design & management of the Centre is an issue to be addressed and assessed in a development application.	• Advise NSW Health as applicant & the relevant assessment authority. • No action required • No action required • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Advise NSW Health as applicant & the relevant assessment authority. • Issue should be directed to NSW Health • Advise NSW Health as applicant & the relevant assessment authority.
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APPENDIX C PUBLIC AUTHORITY SUBMISSIONS SUMMARY

NSW Government Agency	Support/Object to Rezoning	Issues raised	Comment	Action
Office of Environment Heritage (previously known as Heritage Branch of Department of Planning)	No Objection	- Hyde Park is first proclaimed park in NSW - Nowra Park is not listed in heritage schedule of Shoalhaven LEP 1985	General comments, noted and no amendment required.	No action required
Crown Lands Division (previously known as Land & Property Management Authority)	No Objection	- Minister for Lands has issued a letter of support for establishment of Centre within Nowra Park. - LPMA and NSW Health have reached agreement on area to be acquired for the centre. - Permission given to progress the planning proposal	General comments, noted and no amendment required.	No action required
Roads & Traffic Authority	No Objection	No issues raised		No action required
Office of Environment and Heritage (previously known as Department of Environment, Climate Change and Water)	No objection	- Limited environmental issues associated with development of the land. - Report on Flora and Fauna Assessment for the Rezoning of Nowra Park provides an adequate basis for consideration of the development. - DECCW supports mitigation measures recommended in the Report. - DECCW requests the retention of some existing mature Blackbutt and Spotted Gum trees on the fringe of the site be incorporated into the proposal. - Need to consider Aboriginal cultural heritage impacts as part of the project design.	- General comments, noted and no amendment required. - Design & management of the Centre is an issue to be addressed and assessed in a development application. - Design & management of the Centre is an issue to be addressed and assessed in a development application. - Design & management of the Centre is an issue to be addressed and assessed in a development application.	- No action required - Advise NSW Health as applicant & the relevant assessment authority. - Advise NSW Health as applicant & the relevant assessment authority. - Advise NSW Health as applicant & the relevant assessment authority.
NSW Rural Fire Services	No Objection	RFS advises that any future development of the site will need to consider S79BA of EP&A Act, and S100B of Rural Fires Act, in particular the provision of Asset Protection Zones, access and adequate water for fire fighting in accordance with Planning for Bushfire Protection 2006.	Design & management of the Centre is an issue to be addressed and assessed in a development application.	Advise NSW Health as applicant & the relevant assessment authority.
NSW Health	No Objection	No specific comments		No action required
Shoalhaven City Council	No Objection	- Strongly supports establishment of Cancer Care Centre and proposed location. - Proposal is consistent with Council's Community Strategic Plan - In drafting the final LEP amendment 'health services facility' should be defined as it is not currently included in the Shoalhaven LEP 1985 definitions. - Design of the Centre needs to consider community input including LINAC Committee and minimise tree clearing. - Traffic and Parking report understates the parking issues. There is currently a shortage of parking (100-190 spaces) in the vicinity of the Hospital. - Prudent for a master plan to be prepared that identifies future parking solutions and opportunities in the hospital precinct. - Council prepared to work with LPMA & NSW Health to ensure Nowra Park upgraded and managed. - Discussing with LPMA the need for a management plan for	- General comments, noted and no amendment required. - Noted – this is to be addressed in drafting the LEP to give effect to the planning proposal. - Design & management of the Centre is an issue to be addressed and assessed in a development application. - The Traffic and Parking Report identifies that parking demand for existing on site parking at the Hospital exceeds capacity during peak periods. The report recommends that the ability to provide additional on site parking be considered during detailed planning for the site. Design & management of the Centre is an issue to be addressed and assessed in a development application. - Design & management of the Centre is an issue to be addressed and assessed in a development application. - General comment, noted and no amendment required. - General comment, noted and no amendment required.	- No action required - Include a definition in the planning proposal. - Advise NSW Health as applicant & the relevant assessment authority. - Advise NSW Health as applicant & the relevant assessment authority. - Advise NSW Health as applicant & the relevant assessment authority. - No action required - No action required

		Nowra Park.		
Shoalhaven Water	No objection	• Water and sewer infrastructure will need to be extended to the lot. • Any discharges to the sewerage system will need to be consistent with Shoalhaven Water's Trade Waste Policy.	• Design & management of the Centre is an issue to be addressed and assessed in a development application.	• Advise NSW Health as applicant & the relevant assessment authority.

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APPENDIX D PUBLIC AUTHORITY SUBMISSIONS



Planning

Memorandum

To Brett Whitworth, Regional Director, Southern Region
cc. Lisa Kennedy, Environmental Planning Officer, Southern Region
From Petula Samios
Director
Heritage Branch
Phone 02 9873 8551 Fax 02 9873 8599 Email petula.samios@planning.nsw.gov.au
Date 10 March 2011 **Ref No** **File** 11/04552

Planning Proposal for Shoalhaven Cancer Care Centre

Thank you for seeking the comment of the Heritage Branch about the potential heritage significance of Nowra Park in relation to a Planning Proposal for Shoalhaven Cancer Care Centre at Scenic Drive Nowra.

The documents attached to your referral including the Planning Proposal Report prepared by UPO Pty Ltd and Proposed Hospital Extension Nowra Park Report prepared by NBRS Pty Ltd have been reviewed. The following comments are provided so they can be included in the material placed on public exhibition with the local environmental plan for the Planning Proposal.

The Planning Proposal seeks to rezone part of Lot 7300 DP 1132679 to Special Uses 5(a) (Health Services Facility) to enable development of health service facilities on land adjacent to Shoalhaven District Memorial Hospital. Lot 7300 DP 1132679, located in Nowra Park, is currently zoned Open Space 6(a) (Existing Recreation) under Shoalhaven Local Environmental Plan 1985. The current zoning of the land does not permit health service facilities.

The Planning Proposal Report states that the Cancer Care Centre is most appropriately located adjacent to the existing hospital to create a medical precinct and to allow sharing of facilities and ancillary services.

Nowra Park is not listed on the State Heritage Register.

Some time ago the Heritage Branch received a nomination to list Nowra Park on the State Heritage Register. The Heritage Branch assessed the nomination and concluded that Nowra Park was not, however, of "State" heritage significance because it did not meet two or more of the heritage assessment criteria required for listing on the State Heritage Register. The nominators claimed that Nowra Park was the first park to be proclaimed in NSW but could not substantiate this claim. The Heritage Branch understands that Hyde Park was the first park to be proclaimed in NSW by Governor Macquarie.

Nowra Park is not listed in the heritage schedule of Shoalhaven LEP 1985.

There is no objection to the proposed rezoning of the land.

For further information please contact Alice Brandjes on (02) 9873 8560.


Petula Samios
Director
Heritage Branch

[Office name] [Postal Address]



**Land & Property
Management Authority**
Crown Lands

Contact: Bronwyn Connolly
Phone: 02 88365383
Email: bronwyn.connolly@lpma.nsw.gov.au

Our Ref: Doc 11/024119

Regional Director
Southern Region
NSW Planning
PO Box 5475
WOLLONGONG NSW 2520

Attention: Lisa Kennedy

Dear Mr Whitworth

Shoalhaven Cancer Care Centre Proposal

Thank you for your letter of 8 March 2011 outlining the proposed planning process for the development of the Shoalhaven Cancer Care Centre adjacent to the existing Shoalhaven District Memorial Hospital on a Crown land reserve, being part Lot 7399 DP11322679, Scenic Drive, Nowra.

On 14 April 2010 the Minister for Lands, the Hon. Tony Kelly, MLC issued a letter to the then Minister for Health the Hon. Carmel Tebbutt, confirming support for the establishment of the Cancer Centre within the Crown land reserve currently dedicated as Nowra Park. Since that time the Land and Property Management Authority (LPMA) has reached in principle agreement with NSW Health Infrastructure on the details of the area of the reserve to be acquired for this project.

In view of the timeframe attached to the Commonwealth funding for the project, permission is given for NSW Planning to progress the planning proposal to the public exhibition and government agency consultation stage as outlined in your letter and the attached planning documents. LPMA acknowledges that the planning proposal involves the rezoning of the proposed site from 6(a) Open Space – Recreation to 5(a) Special Uses (Health Services Facilities).

Should you require any further information, please contact Karen Fowler, Manager South Coast Area on 44289107.

Yours sincerely

Bronwyn Connolly
Director South
Crown Lands Division
9 March 2011

Crown Lands Division
Level 12
10 Valentine Avenue



PO Box 3935
Parramatta NSW 2124
ABN 33 537 762 019 | www.lpma.nsw.gov.au

Lisa Kennedy - Re: Shoalhaven Cancer Care Centre

From: Lisa Kennedy
To: MILLET Chris P
Date: 24/03/2011 4:23 PM
Subject: Re: Shoalhaven Cancer Care Centre

Thanks Chris

>>> MILLET Chris P <Chris_MILLET@rta.nsw.gov.au> 24/03/2011 2:25 pm >>>
Hi Lisa

Reference is made to your email dated 8 March 2011 regarding the subject proposal.

The RTA has no objections to the proposal in principle.

Cheers

Chris Millet

Manager, Land Use Development
Road Safety & Traffic Management
Regional Operations & Engineering Services

Roads and Traffic Authority

Level 4, 90 Crown Street, Wollongong NSW 2500
PO Box 477 Wollongong NSW 2520 DX 5178
T 02 4221 2570 | F 02 4221 2777
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Your reference: 10/20270
Our reference: DOC11/15304
Contact: Miles Boak (02) 6229 7095

Mr Brett Whitworth
Director
Southern Region
Department of Planning
PO Box 5475
Wollongong NSW 2520

Dear Mr Whitworth *Brett*

Re: Government Agency Consultation for Planning Proposal to facilitate the development of the Shoalhaven Cancer Care Centre, Part of Lot 7300 DP 1132679, Scenic Drive Nowra

Thank you for your letter of 8 March 2011 seeking comments from the Department of Environment, Climate Change and Water (DECCW) on the above planning proposal to enable land in Nowra Park to be developed for the new Shoalhaven Cancer Care Centre.

DECCW has no objection to the rezoning proceeding. Our site inspection indicated there are limited environmental issues associated with development of the land and our review of the report *Flora and Fauna Assessment for the Rezoning of Nowra Park, Scenic Drive Nowra, LesryK Environmental Consultants* August 2010 suggests it provides an adequate basis to make an informed decision about the biodiversity implications of such development. DECCW supports the mitigation measures recommended by the consultant in Section 8 of the report and requests that they be implemented. Furthermore, the retention of some existing mature Blackbutt and Spotted Gum trees on the fringe of the site would provide ecological benefit for the adjacent Shoalhaven River corridor and this should be incorporated into the proposal.

It is noted that the project is likely to be assessed under Part 3A of the *Environmental Planning and Assessment Act 1979*. DECCW advises that there are known Aboriginal sites adjacent to land on the Shoalhaven River side of Scenic Drive. Hence, the consideration of Aboriginal cultural heritage impacts should form part of the Director-Generals environmental assessment requirements for the project.

If you require further information or clarification please contact Miles Boak on (02) 62297095.

Yours sincerely

Dimitri Young

28 March 2011

DIMITRI YOUNG
A/Manager Landscape and Aboriginal Heritage Protection
Environment Protection and Regulation

PO Box 733 Queanbeyan NSW 2620
11 Farrer Place Queanbeyan NSW
Tel: (02) 6229 7000 Fax: (02) 6229 7001
ABN 30 841 387 271
www.environment.nsw.gov.au

Department of **Environment and Climate Change** NSW



All communications to be addressed to:

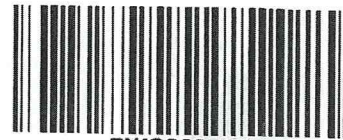
Head Office
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Telephone: (02) 8741 5175

e-mail: development.assessment@rfs.nsw.gov.au

Head Office
NSW Rural Fire Serv
15 Carter Street
Homebush Bay NSW 2127

Facsimile: (02) 8741 5550



PWG000547



Director General
Department of Planning
PO Box 5475
Wollongong NSW 2520

Attention: Lisa Kennedy

Your Ref: 10/20270-2
LEP/0110
Our Ref: DA11032176800 IC

Department of Planning
RECEIVED

6 - APR 2011

Southern Region

31 March 2011

Dear Sir / Madam,

Re: Rezoning to facilitate the development of the Shoalhaven Cancer Care Centre adjacent to the existing Shoalhaven District Memorial Hospital

I refer to your letter dated 8 March 2011 for our consideration of the rezoning of lot 7300 DP 1132679 for the future development of the Shoalhaven Cancer Care Centre.

The subject site is identified as bush fire prone on the Shoalhaven Bush Fire Prone Land Map. As a result, the RFS advises that any future residential or Special Fire Protection Purpose developments will need to meet the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

As such the requirements of *Planning for Bushfire Protection 2006* should be considered in the planning stages of any development and in particular:

- The provision of Asset Protection Zones, access and adequate water for fire fighting in accordance with *Planning for Bushfire Protection 2006*.

For any enquiries regarding this correspondence please contact Iona Cameron on 8741 5175.

Yours sincerely

Nika Fomin

Team Leader Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

ID:76800/70857/5

Page 1 of 1

From: Pauline Foote <Pauline.Foote@SESAHS.HEALTH.NSW.GOV.AU>
To: "lisa.kennedy@planning.nsw.gov.au" <lisa.kennedy@planning.nsw.gov.au>
CC: Maureen Davies <Maureen.Davies@SESAHS.HEALTH.NSW.GOV.AU>
Date: 05/04/2011 2:58 pm
Subject: Response to correspondence re development of Shoalhaven Cancer CareCentre

Dear Lisa

I write in response to your letter of 16 March 2011 concerning rezoning of land to enable development of the Shoalhaven Cancer Care Centre.

We have no specific comments about this development

Pauline Foote
Associate Director
Division of Population Health
Clinical Support Cluster, Southern
NSW Health
Ph 0411280100

SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE CONFIDENTIALITY NOTICE

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Bridge Road, Nowra NSW Australia 2541
Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra
Address all correspondence to
The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE: 3730E (D11/78839)
CONTACT PERSON: Gordon Clark

7 April 2011

Southern Region
NSW Department of Planning

Email: Wollongong@planning.nsw.gov.au

Attention: Lisa Kennedy

Dear Ms Kennedy

**Shoalhaven Cancer Care Centre – Planning Proposal
(Application No. PP_2011_SHOAL_001_00)**

Council appreciates the opportunity to provide comment on the planning proposal that is currently on exhibition.

It is understood that the planning proposal aims to rezone the land to Special Uses 5(a) (health services facility) under Shoalhaven LEP 1985 to enable a detailed application to be lodged for the proposed Cancer Care Centre.

Opening Comments

Following the announcement of funding for the proposed Cancer Care Centre, Council resolved on 27 April 2010 that:

- a) *Council support the preferred siting of the Shoalhaven Cancer Care Centre on Nowra Park;*
- b) *Council send letters of thanks and appreciation to the Prime Minister, Hon. Kevin Rudd, Minister for Rural and Regional Health, N.S.W. Premier, Minister assisting the Minister for Health (Cancer), the South Eastern Sydney and Illawarra Area Health Service, Mr Terry Clout, Mr Anthony Arnold and all organisations contributing resources to the project including Shoalhaven City and Shoalhaven Lions Linear Accelerator and Cancer Treatment Fundraising Committee Inc;*
- c) *NSW Health be requested to contribute towards appropriate landscaping to Nowra Park including interpretative signage to recognise its historical significance.*

council@shoalhaven.nsw.gov.au • www.shoalhaven.nsw.gov.au

2.

The NSW Department of Health were subsequently advised of part (c) of the resolution.

Council's Community Strategic Plan (CSP) was adopted on 22 June 2010 and specifically recognises the need for improved health care facilities through the following strategy under Objective 1.4 "A healthy and active community":

Strategy 1.4.3 - Advocate for health care facilities that will evolve and grow to meet the changing needs of the Shoalhaven community.

The supporting Delivery Program 2010-2013 and Operational Plan 2010-2011 contain the following specific action in regard to the establishment of the proposed Centre:

Action 1.4.3.1 - Continue to advocate for and participate in the provision of a Linear Accelerator cancer treatment facility in the Shoalhaven.

In regard to the rezoning process, Council resolved on the 21 December 2010 to:

Approach the NSW Minister for Planning and request that he appoint the Relevant Planning Authority for the Planning Proposal to facilitate the Shoalhaven Cancer Centre given the State and Regional significance of the project.

As such, consistent with the above strategies, actions and resolutions, Council strongly supports the establishment of the proposed Centre that will be facilitated by this planning proposal and is keen to see it realised in a timely manner.

Council supports the proposed location of the Centre and also that the rezoning of the site being handled by the Department of Planning given its significance

Specific Comments

The following more detailed comments are offered in regard to the planning proposal and the proposed Centre:

Proposed Zone & Use Definition

The proposed Special Uses 5(a)(health services facility) zone is the most appropriate one under the current Shoalhaven LEP 1985 and is consistent with the existing adjoining Special Uses 5(a)(hospital) zoning.

The hospital car park (Lot 1 DP 1043088) is however currently zoned Open Space 6(a)(existing recreation), but is proposed to be rezoned to an SP2 Infrastructure zone under draft Shoalhaven LEP2009.

In drafting the final LEP amendment "health services facility" should be defined as it is not currently included in the Shoalhaven LEP1985 definitions. Given that this definition is already set in the Standard Instrument (Local Environmental Plans) Amendment Order 2011, it would be appropriate to refer to this, rather than create a separate definition.

Depending on the timing of this LEP amendment and the finalisation of the draft Shoalhaven LEP2009, it may be necessary to apply the corresponding Standard Instrument zone to the subject land, being SP2 Infrastructure. This can be resolved as part of the finalisation of the amendment.

Centre Design

It is important that the proposed Centre is designed to be sympathetic to its location, take advantage of its prominent position and also that it does not turn its back on the river. The Centre needs to have a high quality architectural design and utilise the northerly aspect out over the Shoalhaven River.

The final layout of the Centre and particularly its accommodation component needs to be planned and designed in consultation with the community, including the LINAC committee. The accommodation component should take advantage of the aspect out over the residue of Nowra Park.

The site is currently characterised by its mature trees, which are its dominant feature. As such the Centre needs to, as far as possible and not to compromise public safety, sit within the existing trees and minimise as far as possible the required clearing.

Water & Sewerage Infrastructure

Shoalhaven Water will provide a separate submission on this issue.

Traffic & Parking

This is an important issue that needs to be considered and resolved as part of the planning and consent processes for the proposed centre.

The traffic report that forms part of the planning proposal contains some statements that need to be placed in context and understate the parking issue in this location, namely:

- States that surrounding roads operate satisfactorily – probably correct in traffic terms, but does not consider the adverse impacts of on street car parking.

.4.

- States that parking demand at the hospital was observed to exceed capacity and in their view this was not detrimental to the area – it is acknowledged that there is an identified parking (staff and visitors) issue in the vicinity of the hospital.
- States that the calculated car parking demand for the Centre is 60 spaces and with only 45 spaces being proposed this will not be detrimental as additional on street car parking is available in the immediate surrounds – as stated, there is however already an identified parking issue in the vicinity of the hospital.

There is currently a shortage of parking in the vicinity of the Shoalhaven Hospital. Council's surveys indicate that there is a shortage of 100-190 spaces in the hospital/Nowra Park precinct. This generates numerous complaints and the proposed Centre should not exacerbate or compound the situation.

It is essential that the final traffic/parking layout for the Centre is done in such a way that it integrates with other plans to resolve this issue and does not directly jeopardise the ability to be able to provide additional street parking along Scenic Drive when funds become available in the future. The draft plans show proposed access points to the Centre off Scenic Drive that will directly impact the ability to provide future 90 degree angled parking along Scenic Drive. As such it would be desirable for any access/entry points along Scenic Drive to be kept to a minimum or designed to minimise impact on car parking opportunities along Scenic Drive.

As part of the Election Campaign the new State Government announced funding for additional car parking at the hospital, although Council does not have details of the location or design for the additional 117 spaces announced. Because of this proposal and cumulative impacts of hospital development through time it would be prudent for a Master Plan to be prepared now that identifies future parking solutions and opportunities in the hospital precinct. Council is prepared to work with the relevant Government Agencies to ensure that this is done in a timely manner to integrate with the Centre's approval path.

Nowra Park Reserve

As you would be aware, there is some community concern over the loss of part of the Nowra Park reserve. Whilst appreciating this concern, Council believes there is a broader community benefit in seeing the Cancer Centre established and has accepted the nominated site as the preferred location for the Centre.

Given the concern created by the impact on the reserve, Council has previously resolved that *NSW Health be requested to contribute towards appropriate landscaping to Nowra Park including interpretative signage to recognise its historical significance.*

.5.

Council is prepared to work with NSW Health and the Land & Property Management Authority (LPMA) to ensure that the remainder of the reserve is appropriately managed and upgraded to compliment the new Centre.

Council will be discussing, the need for a more strategic Management Plan for Nowra Park in the longer term, with the LPMA and the actual design/location of the interpretative signage may be able to be dealt with in that process provided it is reflected appropriately in any development consent

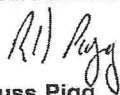
Conclusion

Council strongly supports the establishment of the proposed Cancer Centre and as such does not raise any objection to the planning proposal to rezone the site.

The matters commented on in detail in this letter can be considered and resolved as part of the finalisation of the planning proposal and the subsequent development application and Council will continue to work with the Department of Planning and NSW Health in this regard.

Please contact Gordon Clark, Strategic Planning & Infrastructure Group on (02) 4429 3355 should you wish to discuss this matter further. Please quote Council's reference 3730E in any correspondence.

Yours faithfully



Russ Pigg
General Manager



City Administrative Centre
Bridge Road, Nowra NSW Australia 2541
Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra

Address all correspondence to
The General Manager, PO Box 42 Nowra NSW Australia 2541

COUNCIL REFERENCE: 39730E (D11/80733)
CONTACT PERSON: Carmel Krogh
YOUR REF:

11 April 2011

NSW Department of Planning - Wollongong
PO Box 5475
WOLLONGONG NSW 2520

By email only: Wollongong@planning.nsw.gov.au

Attention: Lisa Kennedy

Dear Ms Kennedy

**Shoalhaven Cancer Care Centre – Planning Proposal (Application No.
PP_2011_SHOAL_001_00)**

The following comments are provided in regard to the proposed centre and its connection to water and sewerage infrastructure.

Water and sewer infrastructure will need to be extended/made available to the proposed lot on which the centre will be located. Any proposed extension of this infrastructure will require approval from Shoalhaven Water and is required to be constructed to our standards.

It should be noted that an existing 150mm AC/C water main located adjacent to the lot may not be available for connection due to the proposed relocation of the existing 300mm trunk mains currently located within the proposed lot. Connection for the proposed centre should be considered via the 150mm AC/C water main located on the southern side of North Street and the provision for a 20mm metered service will be required prior to release of any proposed subdivision.

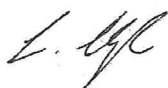
In addition a sewer main extension will be required to serve the proposed lot on which the centre will be located. This matter and the provision of water supply will need to be resolved by the Department of Health via an application for a Certificate of Compliance under the Water Management Act 2000. The application will be required prior to release of the subdivision/linen plan after approval has been granted for the subdivision. The application for the

Certificate of Compliance shall be accompanied by approved subdivision plans and any other required supporting documentation.

The connection of the proposed centre to the water and sewerage systems will require further detailed discussions with Shoalhaven Water as the project progresses. Any discharges to the sewerage system will also need to be consistent with Shoalhaven Water's Trade Waste Policy.

Developer contributions (water and sewer) for any proposed subdivision will be waived in accordance with Council's resolution to support this development.

Yours faithfully



Carmel Krogh
Director Shoalhaven Water

