



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 NBRIS 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**



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

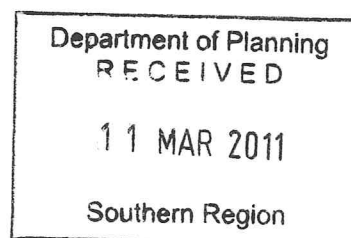
On 14 April 2010 the Minister for Lands, the Hon. Tony Kelly, MLC issued a letter to the then Minister for Health the Hon. Carmel Tebbutt, confirming support for the establishment of the Cancer Centre within the Crown land reserve currently dedicated as Nowra Park. Since that time the Land and Property 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



## Lisa Kennedy - Re: Shoalhaven Cancer Care Centre

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

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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**

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[www.rta.nsw.gov.au](http://www.rta.nsw.gov.au) [chris\\_millet@rta.nsw.gov.au](mailto:chris_millet@rta.nsw.gov.au)

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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**



All communications to be addressed to:

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

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



PWG000547



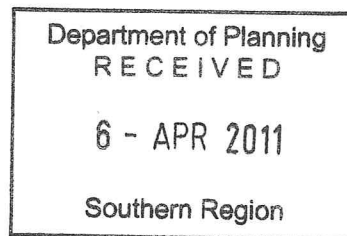
Telephone: (02) 8741 5175

Facsimile: (02) 8741 5550

e-mail: [development.assessment@rfs.nsw.gov.au](mailto:development.assessment@rfs.nsw.gov.au)

Director General  
Department of Planning  
PO Box 5475  
Wollongong NSW 2520

**Attention: Lisa Kennedy**



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

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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.

**From:** Pauline Foote <Pauline.Foote@SESIAHS.HEALTH.NSW.GOV.AU>  
**To:** "lisa.kennedy@planning.nsw.gov.au" <lisa.kennedy@planning.nsw.gov.au>  
**CC:** Maureen Davies <Maureen.Davies@SESIAHS.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

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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](mailto: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.*

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.

- 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.*

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

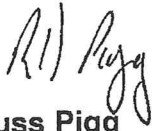
### **Conclusion**

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

A handwritten signature in black ink, appearing to read 'R. Pigg', is written over the printed name.

**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](mailto: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

A handwritten signature in black ink, appearing to read 'C. Krogh', written in a cursive style.

**Carmel Krogh**  
**Director Shoalhaven Water**