

Shoalhaven Hospital Redevelopment

This document answers frequently asked questions about the planning approval process for the proposed expansion of the Shoalhaven District Memorial Hospital.

What is the Shoalhaven Hospital Redevelopment?

The NSW Government announced the \$438 million redevelopment of the Shoalhaven District Memorial Hospital. The proposal involves the expansion of the existing hospital site to provide for a new seven storey Acute Services Building and facilities for cardiology, mental health, operating theatres and new emergency department.

More information on the full project is available on the [Planning Portal](#) and the [NSW Health's website](#).

Where is the hospital redevelopment proposed to occur?

The hospital redevelopment is proposed to be located on the existing hospital campus and land occupied by the Shoalhaven Community pre-school and the former Nowra Park. The pre-school has historically been part of the hospital campus and the former Nowra Park land was acquired by the NSW Health Administration Corporation in November 2021.

What planning approvals are required?

To facilitate the hospital expansion, both an amendment to existing land zoning and a development consent for the works is required. The proposed rezoning would be carried out through an amendment to the Shoalhaven Local Environmental Plan 2014 (LEP) via a self-repealing State Environmental Planning Policy (SEPP). The redevelopment project will be assessed through a State Significant Development (SSD) application. Both approval processes would be publicly exhibited and assessed concurrently.

What does the proposed rezoning entail?

The former public park and pre-school is proposed to be rezoned from RE1 – Public Recreation and SP2 – Infrastructure (Educational Establishment) to SP2 – Infrastructure (Health Services Facility). This change would make hospitals a permissible land use.

Additionally, an area of land at the southern end of the former park adjoining North Street is proposed to be rezoned from RE1 – Public Recreation to SP2 – Infrastructure (Centre-Based Child Care Facility). This will facilitate relocation of the Shoalhaven Community preschool.

An Explanation of Intended Effect (EIE) has been prepared to inform the rezoning, which is proposed to be progressed through the preparation of a SEPP that will identify and then facilitate a rezoning within the LEP.

What is a State significant development (SSD)?

The Shoalhaven Hospital Redevelopment project is classified as SSD (www.planning.nsw.gov.au/SSD) under the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), because it involves development for the purposes of a hospital with a capital investment value (CIV) of more than \$30 million.

What does the proposal for the Shoalhaven Hospital Redevelopment include?

The Shoalhaven Hospital Redevelopment proposes:

- Construction of a new seven-storey Acute Services Building, with rooftop plant and helipad, inclusive of:
 - Front-of-house, including retail / café; Emergency Department (ED); Medical Imaging, Mental Health; Operating Suites; Central Sterile Supply Department (CSSD); Endoscopy; Pharmacy; Mortuary; Cardiac In-Patient Unit (IPU); Catheterisation Laboratory; Intensive Care Unit (ICU); Geriatric IPU; Medical IPU; Surgical IPU; Kitchen; back-of-house and loading dock.
- Demolition of the existing Shoalhaven Community Pre-School, alterations to Block B to accommodate the link bridge from the acute services building, tree removal and removal of two existing demountable buildings.
- Landscaping, hospital access off North Street, ambulance access off Shoalhaven Street, roadworks, footpaths, café, earthworks, drainage and stormwater works, relocation of bulk oxygen storage and infrastructure works.

Do the works reduce public open space?

The expansion occurs on land that includes the former Nowra Park, which has been acquired by NSW Health Administration Corporation. Shoalhaven City Council has identified a surplus of open space within the Community Infrastructure Strategic Plan 2017-2036, particularly in the northern portion of the City. Consequently, Shoalhaven City Council was agreeable to the public park being acquired.

How can I have my say?

Anyone can make a written submission about the proposed SEPP/rezoning or the SSD application during the exhibition period. Your submission must reach the Department by 11.59pm Thursday 27 October 2022.

The Department welcomes feedback from the community, government agencies and other stakeholders during public exhibition. This feedback helps us better understand the opinions and concerns of the community, which informs our assessment of the project.

Before making your submission, please read our Privacy Statement (www.planning.nsw.gov.au/privacy). All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.

I want to comment on both the proposed rezoning and the SSD hospital application. What do I do?

The proposed SEPP/rezoning and the SSD application are being exhibited at the same time, and we encourage you to submit your feedback separately for each.

Please clearly state at the start of your submission whether you are commenting on the proposed SEPP/rezoning or the SSD application. If your submission includes feedback on both, we encourage to submit your feedback on both submission links.

Will you accept my feedback if I accidentally submit it to the wrong submission link?

Yes, the Department will accept all feedback submitted using the online forms at either submission page.

How can I read other submissions?

After public exhibition has closed, the Department will make all submissions about the SSD application for the hospital expansion publicly available on our website. Please clearly state at the start of your submission if you do not wish to be identified.

Make a submission

Online

To make an online submission, use the form available at the separate proposal pages.

SEPP: <https://www.planningportal.nsw.gov.au/shoalhaven-hospital-EIE>

SSD application: <https://www.planningportal.nsw.gov.au/major-projects/projects/shoalhaven-hospital-redevelopment>

By Post

If you cannot lodge online, you can submit your feedback in writing by posting it to the address below. If you want your personal information to be withheld before publication, please clarify this at the top of your cover letter and do not include personal details in your submission.

For SSD-35999468

Attention: Director, Social and Infrastructure
Assessments
Department of Planning and Environment
Locked Bag 5022, Parramatta, NSW 2124

For SEPP

Attention: Director, Southern Region
Department of Planning and Environment
PO Box 5475, Wollongong, NSW 2520

Please include:

- Your name and address, at the top of the letter only;
- Reference to the proposed SEPP/rezoning and/or the SSD application (SSD-35999468);
- A statement on whether you support or object to, or only wish to provide comment on, the proposed SEPP/rezoning and/or the SSD application;
- The reasons why you support or object to the proposed SEPP/rezoning and/or the SSD application; and
- A declaration of any reportable political donations made in the previous two years.

For more details, and a disclosure form, go to www.planning.nsw.gov.au/donations or telephone 1300 305 695.

Note the disclosure requirements apply however a submission is made.

What happens next?

The Department will consider all submissions received during public exhibition about the proposed SEPP/rezoning and the SSD application.

Following consideration of the submissions regarding the SEPP/rezoning, the Minister for Planning will decide whether to adopt the proposed planning controls.

If the planning controls are adopted, the Department would then proceed to finalise assessment of the proposed SSD application. The Department will consider the SSD application against existing strategic plans and policies, feedback and comments from the relevant local council, specialised and technical input and advice received from Federal and State Government agencies, and all submissions received during public exhibition.

Where can I find out more?

To find out more about the proposed changes to planning controls:

<https://www.planningportal.nsw.gov.au/shoalhaven-hospital-EIE>

To find out more about the Department's role in assessing the proposed hospital:

<https://www.planningportal.nsw.gov.au/major-projects/projects/shoalhaven-hospital-redevelopment>

Call us on 1300 305 695