



4 December 2025

Department of Planning, Industry and Environment
Contact: Patrick Nash

Council Reference: REQ05657/2023
New Shellharbour Hospital - SSD-57064458 mod 2
86 Dunmore Road, Dunmore
Lot 10 DP1281369

Dear Sir

I refer to the above State Significant Development Modification currently being assessed by your department and thank you for the opportunity to comment. Council officers have undertaken a review of the SSDM and supporting information. This letter provides feedback on the SSDM for your consideration.

Council note that the modification seeks consent for minor design amendment, specifically:

- Addition of rooftop helicopter landing surface and associated infrastructure
- Changes to accessible parking spaces
- Changes to allocation of car parking spaces whilst maintaining overall total of spaces
- Changes to pedestrian pathways
- Changes to landscaping.

1. Rooftop helicopter landing surface and associated infrastructure

Council has no objection to the proposed modification pertaining to the rooftop helicopter landing surface and associated infrastructure. The following notes are provided:

- The additional provision of this service is seen as vital to a modern hospital and is welcomed.
- Clause 4.3 of the *Shellharbour Local Environment Plan (LEP) 2013* is superseded by Clause 5.12 Infrastructure development and use of existing buildings of the Crown of the *Shellharbour LEP 2013*, as such the maximum height limit of 9m and FSR of 0.5:1 is not applicable.
- No maximum building height or FSR is applicable as identified in SLEP2013 – the increase in building height will be concentrated in the centre of the building (and site) and will not have a detrimental impact on the amenity of neighbouring dwellings. This type of infrastructure is typical within a hospital environment and will not appear overly bulky or out of place.

REQ05657/2023

New Shellharbour Hospital - SSD-57064458

2. Changes to car parking arrangements

Council has no objection to the proposed modification pertaining to the car parking arrangements. The following notes are provided:

- The changes to the car parking arrangements are considered minor and do not alter the total number of on site parking spaces.

3. Changes to pedestrian pathways throughout the site

Council has no objection to the proposed modification pertaining to the pedestrian pathways throughout the site. The following notes are provided:

- The modifications to the pathways are considered minor and show a more logical approach to pedestrian access throughout the site.

4. Changes to landscaping

Council has no objection to the proposed modification pertaining to the landscaping.

The proposed modification to include the rooftop helicopter landing surface and associated infrastructure is welcomed. It is acknowledged that this addition will benefit the local community. The changes to the general layout of car parks, pathways, built form and landscaping are considerably minor in nature and Council offers no objection to the amendments.

Should you have any enquiries in relation to this matter, please do not hesitate to contact the undersigned on (02) 4221 6111.

Yours sincerely

Madeline Cartwright
Principal Town Planner – Statutory Planning Urban Release