



NSW Government Major Projects
Via Planning Portal upload

12 October 2023

Dear Sir/Madame,

Re; New Shellharbour Hospital SSD-57064458

I write in reference to the above Development Application on behalf of the Anglican Schools Corporation, the governing body of Shellharbour Anglican College ('the College') at 1 Piper Dr Dunmore.

I note the uploads on the Major Projects portal and have perused relevant documents including the Architectural Plans, EIS and Engagement Report but draw particular attention to the Transport Accessibility and Impact Statement authored by Stantec.

Table 2 within the Executive Summary provides a summary of impacts to the surrounding road networks for the years 2027 (the year the hospital will open) and 2037 (10 years of operation).

Scenario name	Model year(s)	Description
Base	2022	Existing conditions road network and traffic performance. Calibrated and validated based on 2022 survey data.
Future Base	2027/ 2037	Existing conditions road network with forecast future year traffic demands.
NSH Development	2027/ 2037	Future Base plus NSH generated traffic volumes and site access points. Includes intersection upgrade at the Shellharbour Road / Dunmore Road intersection.

The summary then goes on to state that 'overall, the NSH development is unlikely to materially impact the surrounding road network.....' which I would like to challenge from a common sense perspective, as well as a quantifiable perspective.

Introduction of a piece of public infrastructure of this magnitude, relying singularly on the narrow Dunmore Road access (via Shellharbour Rd) will of course bring material impact. Even with signalisation. This impact will be new, and will be persistent throughout the operating hours of the hospital (24/7).

I also point out that the modelling may not have taken into account the future growth and traffic impacts of the College to its north, nor did the modelling take into consideration the recently advertised DA advising the intention of a development at 90 Dunmore road (the area of land between

the College and the NSH) by introducing an additional 131 residential developments to Dunmore Road.

Notification of Proposed Nominated Integrated Development Application No. 0405/2023

Legal Description:	Lot 11 DP 1281639
Property:	90 Dunmore Road, Dunmore
Applicant:	Martin Morris & Jones Pty Ltd
Proposed Development	Torrens title subdivision to create 131 residential lots, one residue lot and one drainage reserve with construction and dedication of public roads, civil works, landscaping and associated works

I recommend, and strongly encourage the developer to reconsider the modelling and traffic impacts based on the above which may require a more strategic review of future developments along Dunmore Rd. This may bring into question the value and/or impact of the signalisation of Dunmore Rd/Shellharbour Rd.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Baxter', written over a large, stylized circular scribble.

Andrew Baxter
Capital Works Project Manager for the Anglican Schools Corporation