

Our ref: New Rouse Hill Hospital (SSD-96248991)

Ms Emma Skulander
Chief Executive
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

12 December 2025

Subject: Response to Submissions

Dear Ms Skulander

The exhibition of the development application and environmental impact statement (EIS) for the New Rouse Hill Hospital (SSD-96248991) ended on 10 December 2025.

We have placed all submissions on the NSW Planning Portal at

<https://www.planningportal.nsw.gov.au/major-projects/projects/new-rouse-hill-hospital-0>

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development / Infrastructure Guidelines including Appendix C - Preparing a Submissions Report*.

In addition to the submissions received, the Department has reviewed the EIS and requires you to address the matters raised in **Attachment 1**.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Please lodge your submissions report via the NSW Planning Portal

<https://majorprojects.planningportal.nsw.gov.au/>. Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Patrick Nash, on (02) 9860 1479 or via email at patrick.nash@planning.nsw.gov.au.

Yours sincerely



David Gibson
Team Leader
Social Infrastructure
as delegate for the Planning Secretary

ATTACHMENT 1

Road connections

- As detailed in the submissions from the Hills Shire Council (Council) and the GPT Group, the Rouse Hill Precinct Plan (RHPP) anticipates a road connection from Hospital Road to the adjoining Northern Frame site to the east. The proposal fails to provide this connection. The justification offered in the EIS requires further expansion, beyond simply reasons of safety and security.
- Consideration must be given to the intent of the road connection in the RHPP and the implications of not delivering the connection as part of the project, specifically the expected/predicted outcomes in the RHPP.
- Consideration must also be given to identifying, in consultation with Council, any alternate mitigations or alternatives that would be delivered to achieve the same or similar outcome if the connection does not form part of the hospital development. Council should be consulted in relation to understanding and detailing the outcome contemplated by its inclusion in the RHPP.

Traffic modelling

- The Department notes that there are various queries raised throughout the submissions concerning the traffic modelling within the submitted Transport and Accessibility Impact Assessment (TAIA). The Department considers traffic flow to be a key issue associated with the proposed development and you are therefore asked to address these queries thoroughly.

Site sheds

- The drawing *SSDA-Site Plan Proposed* shows the provision of site sheds on Lot 229 DP 1249147 (corner of Windsor Rd and Commercial Rd). The Landscape Plans appear to indicate the same. The Department considers that the site sheds should be removed upon completion of the works with this area being appropriately treated/finished. Clarification is sought on the intended outcome for this parcel of land.

Site contamination

- The Detailed Site Investigation (DSI) for the Proposed Rouse Hill Main Hospital states that the site can be made suitable for the proposed development by undertaking the additional investigations and Human Health Risk Assessment (HHRA) and if required, preparing and implementing a RAP. The recommended additional investigations must be undertaken as soon as possible, and a RAP prepared if required and submitted with the Response to Submissions, so that a definitive statement of the suitability of the site for the development can be made to satisfy the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.