

9 December 2025

Patrick Nash
NSW Department of Planning, Housing & Infrastructure
[Issued via NSW Government Major Projects Planning Portal]

Dear Patrick,

**Re: New Rouse Hill Hospital Development
SSD-96248991
GPT Submission**

We are writing to Department of Planning, Housing & Infrastructure (DPHI), as an adjoining landowner, to provide our comments and general support of the above-mentioned State Significant Development Application (SSD-96248991).

The GPT Group (GPT) is an ASX-listed diversified property group that owns, develops and manages a portfolio worth more than \$36 billion, comprising high quality retail, office and logistics assets across Australia. We have a proud track record of quality development outcomes, including the \$700m Rouse Hill Town Centre (RHTC), and have a long-standing history within Sydney's North West, primarily as part of the Joint Venture with Lend Lease and NSW Government (Landcom) successfully delivering the award-winning mixed-use Rouse Hill Regional Centre over the past 20+ years.

We continue to invest in the region as the long-term owner of the RHTC, which we are currently delivering a \$200m retail expansion, and the 6.65ha land parcel known as the Northern Precinct, currently subject to a major planning proposal comprising over 1,500 residential dwellings and 70,000+sqm of employment floorspace.

Whilst we are supportive of the NSW Government's significant investment into the future public hospital, we have identified some key areas of consideration:

1. Traffic Modelling

HINSW's proposal assumes the 4-way signalisation of the Commercial Rd / Caddis Blvd intersection. It should be noted that the 4-way signalisation is subject to the DA Conditions and Voluntary Planning Agreement in place between Council and Norlex Holdings, of which we understand the VPA has been novated to the current landowner. The 4-way signalisation is dependent on the commencement of development on Lot 5 and is not reliant on GPT as inferred in the TAIA.

Furthermore, GPT's Development Consent for the RHTC Retail Expansion conditions the signalisation of the existing 3-way intersection, in line with the Council approved Concept Plan. It is noted that GPT is in ongoing discussions with Council and TfNSW regarding this condition, as TfNSW questions the merit of this upgrade.

HINSW should consider the above in their assessment and update their modelling, with the existing 3-way intersection in place.

2. Road Network design

The proposed road network to facilitate the operations of the future Rouse Hill Hospital does not currently allow for vehicular access between Hospital Road and Park Road North (Rouse Hill Northern Frame). GPT are supportive of their being a logical road connection between the two sites, to achieve a more efficient traffic flow and provide alternate routes during peak periods of the day. Given the existing satisfactory performance of the Windsor Road/Commercial Rd/Rouse Hill Drive/Caddies Blvd intersections, and additional traffic impacts of the RHH, further consultation should be undertaken between key stakeholders (i.e. GPT, TfNSW, HINSW and Council) to determine the best traffic management approach for this precinct.

3. Landscape design

Design and delivery of the external ground landscaped areas should be further considered and coordinated with GPT as the direct neighbour of the RHH site. The Site Image landscape design does not take into account the adjacent proposed footpaths adjoining the Northern Frame's western boundary and Commercial Road, nor the proposed public Central Park.

4. Operational Impacts

The Rouse Hill Precinct Plan adopted in November 2023 envisioned the Northern Frame as a mixed-use high-density precinct, including a proportion of residential dwellings. Acoustic noise mitigation should be prioritised to ensure minimal impact to the future residential community at the Northern Frame, including but not limited to emergency vehicle sirens, deliveries and general hospital operations.

5. Safety/Security Risk Management

It is understood that the Rouse Hill Hospital will provide 24/7 Emergency services that will generate a level of 'high-aggression incidents'. Adequate and effective safety measures should be enforced and maintained by the hospital, balancing both natural and integrated surveillance/security measures. The proximity to the future public park may also drive further crime incidents. HI should include surveillance of their boundary to the park and other appropriate methods to manage the potential risks to the general public visiting the park and future residents and workers of the Northern Frame.

6. Signage

Clear visual identification of the RHH should be provided by HI to minimise confusion between access to the hospital and the Northern Frame, via building and traffic signage. This is regardless of whether Hospital Road and Park Road North are connected.

7. Traffic Management during Construction

During the construction of the hospital, inclusive of the early works, HI should ensure that the construction vehicles do not adversely affect the access and operations of RHTC at Rouse Hill Drive and Caddies Creek. This is relevant for both the retail operations, and the construction operations underway for the Stage 2 expansion.

8. Northern Frame interface

- a. Crane Oversail, Ground Anchors, Access and other arrangements: any requirements for access (into, below or above) GPT's land shall be subject to the Applicant entering into a Licence arrangement with GPT, under terms satisfactory to GPT.
- b. Dilapidation Survey: the Applicant should be conditioned to undertake a detailed dilapidation survey prior to and post development, and shall be obligated to rectify any damage to GPT's existing Asset and its associated infrastructure.

9. Consultation Post-SSDA Consent:

The Applicant is to consult with GPT, as the neighbouring landowner, as it develops and finalises its design, given the important interfaces with Northern Frame and RHTC. Furthermore, the Applicant is to provide GPT with the opportunity to review and comment on its Management Plans that are prepared for construction purposes, in particular Construction Management Plans and Traffic Management Plans.

Should you have any further queries with regard to this letter or Rouse Hill Town Centre, please do not hesitate to contact the undersigned via email at diana.deborja@gpt.com.au or phone on 0468 897 657.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Diana de Borja', written in a cursive style.

Diana de Borja
Development Manager