

10 December 2025

Patrick Nash  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

**ATTN: Patrick Nash**

Dear Patrick

**Submission regarding the New Rouse Hill Hospital (SSD-96248991)**

This submission has been prepared on the behalf of Lewis Land Group Pty Ltd (**client**), in response to the exhibited State Significant Development Application SSD-96248991 (**SSDA**)

Our client owns The Fiddler, a large hospitality venue located at 2 Commercial Road, which is located on the opposite side of Commercial Road, to the northwest of the proposed hospital (refer to **Figure 1**). In addition to The Fiddler, 2 Commercial Road contains numerous other land uses, including a Mercure Hotel and a KFC restaurant.

We support the SSDA in principle, including the consideration of building design and presentation from numerous viewpoints. However, we are concerned about traffic, vehicular access and egress and parking, which have the ability to significantly impact operations at our client's site. These matters are discussed below.



**Figure 1:** An aerial photo of the proposed hospital site (green border) and our client's site (yellow border).  
*Image source: Mecone Mosaic*



## Construction works and vehicular access

Both the architectural and civil plans indicate that modifications are proposed to Commercial Road that include:

- the augmentation of the controlled intersection to the bulky goods premises to the east of 2 Commercial Road (marked on the architectural plans as 'Ancillary works to Commercial Road')
- works that are marked as being undertaken by others (presumably Council and/or Transport for New South Wales (**TfNSW**)).

Part of the 'Ancillary works to Commercial Road' overlaps with the right turn lane that enables:

- westbound traffic on Commercial Road to enter 2 Commercial Road
- traffic leaving 2 Commercial Road to turn west onto Commercial Road towards Windsor Road.

This information does not indicate whether these amendments will permanently block westbound traffic from entering or leaving the site. In the event that construction works will result in a temporary blockage of the right turn lane, the submitted information does not provide details regarding how long such disruption is anticipated to occur and alternative site access/egress arrangements. The submitted documentation does not provide details regarding what (if any) additional impact this may have upon the surrounding road network.

If any blockage were to occur, then this would have significant and adverse impacts on businesses at 2 Commercial Road, particularly as the surrounding road network does not provide any opportunities for westbound traffic on Commercial Road to turn around or 'double back' to access the site from eastbound lanes. As such, we therefore request that further information be provided as to whether proposal may affect vehicular access and egress to/from the site (including any temporary blockages during works).

It is to be noted that any blockage of vehicular access to the site from westbound lanes in Commercial Road will be strongly opposed. If access and egress will be affected, then information must demonstrate how suitable alternative access arrangements will be provided (noting that such alternatives must be practicable and without expense to our client and/or other business owners and operators at 2 Commercial Road).

## Traffic impacts and intersection performance

The submitted Transport and Accessibility Impact Assessment (**TAIA**) provides that traffic surveys were undertaken at the intersection of numerous roads/driveways (which includes the sole vehicular access/egress point to the site from Commercial Road) at the following dates and times:

- Tuesday 25 June 2024, 7:00am to 10:00am and 3:00pm to 6:00pm
- Wednesday 26 June 2024, 7:00am to 10:00am and 3:00pm to 6:00pm
- Thursday 27 June 2024, 7:00am to 10:00am and 3:00pm to 6:00pm.

While these times have considered traffic volumes during the AM and PM peaks, they do not correlate with the peak trading times for both The Fiddler and the KFC (i.e. evenings and weekends) and associated traffic volumes. Consultation undertaken for the Social Impact Assessment (**SIA**) noted concerns raised about high levels of traffic and congestion on Windsor Road during peak times, in particular the amount of traffic turning at the intersection from Windsor Road onto Commercial Road during peak times and on Friday nights to access The Fiddler and KFC.

Concern is therefore raised that traffic volumes and intersection performance in proximity to the hospital has not been adequately surveyed and considered and should be investigated prior to any determination.

## Parking

Whilst we welcome onsite parking that is proposed, we note that the carpark will include boom gates and an Automatic Number Plate Recognition (**ANPR**) system. It is therefore unclear how the onsite carpark will be managed, and whether the carpark will provide:



- free or paid parking
- other means (such as ticket validation) to ensure that parking is not inappropriately used (e.g. by persons working at/visiting the nearby Rouse Hill Town Centre)
- free parking for workers at the hospital.

We are concerned that if workers and/or visitors are required to pay for onsite parking at the hospital, then they may attempt to utilise free onsite car parking facilities at 2 Commercial Road. If this were to occur, then this would reduce available onsite parking for staff, customers and patrons visiting businesses at 2 Commercial Road which would adversely affect their respective operations. Without necessary measures to avoid this from occurring, it would impose additional and unreasonable costs onto our clients and other business operators.

We therefore request that further information be provided as to how the onsite carpark will be managed, and how hospital staff and visitors will be incentivised to not use onsite parking at 2 Commercial Road.

## **Conclusion**

While we broadly support the SSDA, we request further information to ascertain whether the proposal will adversely affect access and/or the operations on the site at 2 Commercial Road. Once additional information has been prepared, we also request that this be provided to us for assessment.

We look forward to hearing from you and further engaging with the Department on this important project.

Should you have any questions regarding any of the above, please do not hesitate to contact Tyson Ek-Moller (Associate) on 0491736887 [tekmoller@mecone.com.au](mailto:tekmoller@mecone.com.au) or myself on 0414194473 or [cshannon@mecone.com.au](mailto:cshannon@mecone.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Shannon'.

Chris Shannon  
**Western Sydney Practice Director**