

23 November 2022

Department of Planning & Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

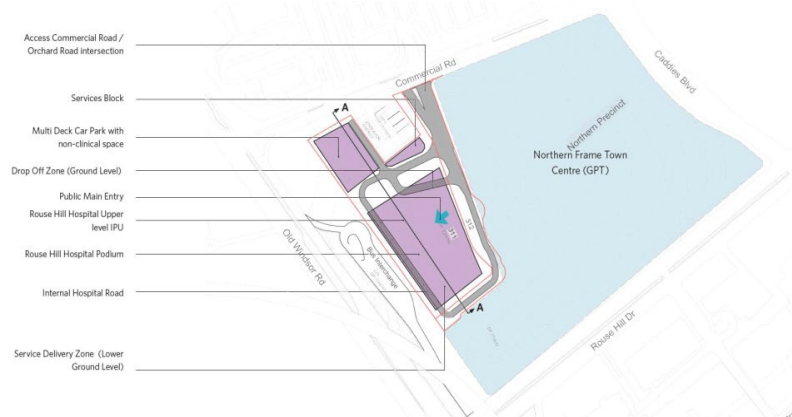
Submission made via NSW Planning Portal

Dear Sir/Madam

SSD-45373580 New Rouse Hill Hospital Concept & Stage 1 Early Works GPT Submission

We are writing in relation to the exhibition of Health Infrastructure NSW's (HINSW) State Significant Development Application for the New Rouse Hill Hospital Concept & Stage 1 Early Works. The GPT Group (GPT) is an interested party with respect to this Development Application given our ownership of adjoining land parcels, known as the Northern Frame. GPT is a long-term investor, developer and asset owner, whose ambitions to deliver world class places are closely aligned with objectives of the NSW Government and the Department of Planning & Environment. Over the years, we have worked in close collaboration with both State and Local Government throughout our involvement with the development and operation of the Rouse Hill Town Centre and planning for mixed-use development of the Northern Frame.

GPT's long term ownership of land directly adjacent to the future Rouse Hill Hospital is poised to play a pivotal role in delivering strategic planning objectives, specifically with respect to stimulating the development of employment floor space and residential dwellings. The plan below taken from the EIS report, articulates the scale of GPT's interests in this precinct.



Whilst our development plans for the Northern Frame have been impacted significantly by HINSW's compulsory acquisition of the north-west portion, we recognise the importance of

the NSW Government's investment for health services to Greater Sydney's growing population. Noting this, there are several matters that we draw to the Department's attention which require further consideration and resolution.

Concept Development & Stage 1 Early Works Application

1. Concept Development Application Overview: We acknowledge the Development Application is conceptual in nature, and that HINSW will submit a further Detailed DA for the New Hospital at a later date, including multi-storey car park, new road and Commercial Road signalised intersection and associated landscaping. We understand HINSW has assessed impacts of its proposed built form concepts on neighbouring properties, including visual impacts, overshadowing and the like. GPT will provide further comment once the Stage 2 Detailed Development Application is lodged and available for submissions.
2. Proposed Commercial Road Intersection & Road Widening: Based on our review of the documents, the changes to this intersection and road widening on the southern side of Commercial Road appears to encroach onto GPT's land. We request HINSW revisit their approach to mitigate any impacts to GPT's land.
3. Ambulance Emergency Vehicle Access: We note that section 6.1.2 of the EIS considers the movement of emergency vehicles to, from and through the New Rouse Hill Hospital site, including commentary with respect to *"A secondary access for use in unprecedented events is proposed (ongoing consultation with TfNSW is underway) across TfNSW land adjoining Windsor Road (via lights and sirens only) or south via Rouse Hill Drive"*. We require clarification as to how the proposed access *"south via Rouse Hill Drive"* will be achieved given it likely requires access to and through GPT's land.
4. Orchard Road / New Hospital Road & Streetscape Design Intent: The proposed New Hospital Road and connection into Commercial Road has been modelled to accommodate future development. We would welcome further consultation regarding the future integration of new roads proposed as part of the Northern Frame, to avoid abortive costs or proposals, which could impact future development. We would like to understand HINSW proposal with respect to the streetscape design for the new road, to ensure that design intent and materiality is in keeping with the local streetscape network of Rouse Hill Town Centre and future landscape development within the Northern Frame.
5. Hospital Services & Delivery Zone: We note the proposed access to the south of the Hospital for service and delivery purposes. We request that this zone is appropriately treated to mitigate negative impacts to surrounding development with respect to aesthetics, noise, odours and the like.
6. Pedestrian Movements to Hospital from Rouse Hill Metro Station / Bus Interchange: Further detail is requested regarding the movement of pedestrians from the nearby Rouse Hill Metro Station and adjacent bus pick up / drop off. The Green Travel Plan

provided as part of Appendix I Traffic & Transport Assessment considers pedestrian movements along Tempus, crossing at Rouse Hill Drive Street and moving in northern direction across the TFNSW controlled land, being the existing Bus Interchange. We are supportive of improvements to the precinct encouraging pedestrian movement, in particular to and from the Rouse Hill Metro. We would appreciate further detail and updates as this is progressed.

7. Stage 1 Early Works & Associated Services Infrastructure: We understand that as part of its application, HINSW is seeking approval for the “*construction of lead-in and trunk infrastructure such as sewer, water, stormwater, power & gas, initial earthworks, delivery of construction access roads and the establishment of hardstand areas, construction parking, site sheds to facilitate construction and constructions of a services block*”. We acknowledge that HINSW is not proposing the delivery of any services or infrastructure that will compromise the future development of the GPT site, and that this approach has been discussed during meetings held between the parties throughout 2022. We note the following comments accordingly for referencing and addressing accordingly:
 - **Proposed Levels, Overland Flow & Stormwater:** levels proposed within HINSW’s differ from the strategy discussed in meetings with GPT and/or its consultant team during 2022. The proposed grading varies from strategies (earthworks and stormwater) approved by Council in our previous Development Applications, and will impact our approach to future built form levels, open space interfaces, stormwater management and overland flow paths. Furthermore, due to the proposed levels, a significant extent of retaining is proposed along the boundary of our land which will be a poor urban design outcome. We request HINSW to revisit its design to align with the intent of the existing Council approvals relevant to this area.
 - **Sewer:** the EIS notes connection of Sewer services to Rouse Hill Drive, which would require access through GPT’s land. However, Appendix M Infrastructure Delivery Plan shows sewer connection via Commercial Road. We request clarification as to the intended route, noting that GPT does not support any services being located through or on GPT land.

Construction Activities – Impacts to Rouse Hill Town Centre Operations & Tenants

As the owner of the Northern Frame and Rouse Hill Town Centre, GPT and its existing tenants look forward to open communications with HINSW regarding construction activities, ensuring that measures are put in place to minimise impacts and potential disruption to the operations of GPT and its tenants at the Rouse Hill Town Centre. We note that a Construction Management Plan for the Stage 1 Early Works has not been provided as part of this EIS, and that it will be prepared by HINSW’s “incoming contractor”. We request that a copy of the Construction Management Plan, in particular details of construction site access and traffic management be provided in due course relating to the following works:

- Stage 1 Services Infrastructure Works & Disruptions: We understand that HINSW will be undertaking works outside of its site with respect to lead-in and trunk infrastructure to provision for the Rouse Hill Hospital. Given the operational nature of the Rouse Hill

Town Centre, we request that there is close consultation regarding any services works or disruptions that may have impact on the Rouse Hill Town Centre.

- **Construction Traffic, Transport, Parking & Pedestrian Movements:** It is important that construction vehicle movements and activities generated by the works are managed to limit adverse impacts to:
 - the surrounding road network and traffic flows, in particular Rouse Hill Drive, Caddies Blvd, White Hart Dr and Windsor Rd.
 - car park and loading dock vehicle access points to the Rouse Hill Town Centre.
 - the local pedestrian network, particularly movements to nearby transport infrastructure.

It is requested that HINSW's contractor and sub-contractors utilise its site for construction vehicle parking (including standing, loading & unloading zones). Construction workers are not to park vehicles within car parking provided at the Rouse Hill Town Centre, avoiding disruption to and availability of parking to customers and tenants. GPT would be open to discussing parking requirements in the future with the preferred contractor, including any potential lease arrangements.

- **Construction Noise & Vibration:** The Construction Noise & Vibration Assessment is acknowledged. We request that further consideration is given in preparation for construction activities to minimise noise and vibration generation that may impact residents and tenants within the Rouse Hill Town Centre.

Ongoing Consultation

Given our interests, we request consultation and continued engagement with HINSW and its team ahead of early works construction commencement, along with the planning and construction of the New Hospital. It is important that GPT is aware of planned works on-site, in particular any impacts to the surrounding road and pedestrian network impacting access to and operations of the Rouse Hill Town Centre. In addition, we have construction activities commencing in 2023 at our Rouse Hill Town Centre, which is likely to require coordination with HINSW to minimise disruption (subject to your final delivery program).

We thank you for the opportunity to provide our feedback on the EIS, and if it would be beneficial, GPT and / or its consultant team are available to discuss our submission further. We can be contacted via email on ben.needham@gpt.com.au or 03 9605 8517.

Best Wishes



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The GPT Group