

Russell Hand

Department of Planning, Housing, and Infrastructure
via NSW Major Projects Portal

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - SSD-79307765
Waterloo Metro Quarter- Second Amending Concept

23 December 2025

Dear Russell Hand,

Sydney Metro refers to State Significant Development Application SSD-79307765 (SSD) submitted by WL Developer Pty Ltd (Applicant) that has been referred to Sydney Metro via the NSW Major Projects Portal on 26 November 2025 in accordance with section 2.99 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&ISEPP).

Transport for NSW (TfNSW) has delegated its rail authority functions in relation to the Sydney Metro City & Southwest rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Sydney Metro City & Southwest rail corridor for the purpose of the T&ISEPP.

Concurrence of Sydney Metro is not required

As this is an SSD development application, the provisions of section 2.99 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* do not apply.

Section 4.13(2A) of the *Environmental Planning and Assessment Act 1979* excludes concurrence or consultation requirements from applying to development applications for SSD, unless an environmental planning instrument requires concurrence or consultation to SSD. As section 2.99 of the T&ISEPP does not require concurrence to be provided in the context of a development application for SSD, concurrence is not required for the SSD.

Notwithstanding this, in order to ensure the appropriate management and mitigation of the proposed development's impacts on the Sydney Metro City & Southwest rail corridor, Sydney Metro has reviewed the SSD documents that were received by Sydney Metro on 26 November 2025, including having regard to the matters outlined in the T&ISEPP.

Based on this review, Sydney Metro has no comments and does not require conditions to be imposed in relation to the proposed second amending concept design. Sydney Metro notes that the detailed design SSDs for Waterloo Metro Quarter OSD – North (SSD-79307758) and Waterloo Metro Quarter OSD – Central (SSD-79307746) will be required to separately demonstrate that all Over Station Development design loads, across all relevant load cases, remain within the specific limits and allowances established under the approved

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Waterloo Metro Station design. The applicable Sydney Metro conditions are to be applied and satisfied for these SSDs, prior to the issuing of a Construction Certificate.

Next steps

If, at any point, the SSD is amended prior to the consent authority's determination, please ensure that the amended SSD and any new or amended supporting documents are provided to Sydney Metro for further assessment. Any amendments to the SSD may alter the impacts of the proposed development on the Sydney Metro City & Southwest rail corridor assessed by Sydney Metro, so Sydney Metro may need to amend any requested conditions.

Sydney Metro would be grateful if a copy of the Notice of Determination and any conditions of consent for the SSD be forwarded to Sydney Metro should the consent authority determine to grant consent to the SSD.

In the event that the proposed development is the subject of a Land and Environment Court appeal, the consent authority is requested to notify Sydney Metro.

Sydney Metro thanks the Department of Planning, Housing and Infrastructure for its assistance.

Please contact Peter Bourke, Senior Manager – Corridor Protection at sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

Yours sincerely,



Robert Parrish
A/Executive Director,
Operations
Sydney Metro

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