

**Charley Wells**

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

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**State Environmental Planning Policy (Transport and Infrastructure) 2021**  
**State Significant Development Application - SSD-87486461**  
**20-22 Atchinson Street, St Leonards**

16 December 2025

Dear Charley Wells,

Sydney Metro refers to State Significant Development Application SSD-87486461 (SSD) submitted by Setia Sydney Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 28 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 purpose of the T&ISEPP.

### **Concurrence not required**

As this is an SSD application, the provisions of section 2.99 of the T&ISEPP 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 SSDs, 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 28 November 2025, including having regard to the matters outlined in the T&ISEPP.

Following this review, Sydney Metro advises that it is not in a position to make a decision until the additional information outlined below is provided for Sydney Metro's further review:

- detailed survey plan and critical sections prepared by an NSW registered surveyor which accurately defines the boundaries between the Development and:
  - the rail corridor (including Sydney Metro First and Second Reserves)
  - rail infrastructure and utilities

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- any Sydney Metro land
- any Easements (including right of ways).
- an engineering impact assessment report (geotechnical and structural) with details in accordance with Section 7.2.2 of the Sydney Metro Underground Corridor Protection Technical Guidelines.
- a stray current and electrolysis report, prepared by a Competent Person, to assess the potential impacts of electrolysis effects on the Development from Sydney Metro operations and to address whether preventative measures are required.
- Section 6.3 of the Noise and Vibration Impact Assessment (ref. 250344, rev. 3, prepared by Pulse White Noise Acoustics, dated 23 October 2025) refers to the Sydney Metro line as a future rail line. Please confirm whether the assessment remains valid given the Sydney Metro rail line is now operational, or provide an updated assessment as required.
- Figure 3 of the Groundwater Impact Assessment (ref. 73262.05, rev.0, prepared by Douglas Partners, dated 18 September 2025) indicates that the Sydney Metro running tunnels are not included in the Seep/W model. Please provide clarification on whether any associated impacts on the adjacent Sydney Metro running tunnels have been considered.
- plans and sectional drawings of structural design, including details of Development footings and the geometric relationship to first and second reserves and Sydney Metro infrastructure.
- shoring design details, including confirmation of whether any ground anchors are proposed within the second reserve of the Sydney Metro running tunnels.
- confirmation of whether any tension piles or anchors are proposed, including relevant design details if applicable.

(together, Additional Information).

DPHI is requested to forward this request for Additional Information to the Applicant and Sydney Metro recommends that the Applicant consult with Sydney Metro before submitting the Additional Information to DPHI.

Sydney Metro requests that the Additional Information be forwarded to [sydneymetrocorridorprotection@transport.nsw.gov.au](mailto:sydneymetrocorridorprotection@transport.nsw.gov.au) and uploaded to the Major Projects Portal to enable Sydney Metro to undertake the required internal review as quickly as possible and within the required statutory timeframe.

Subject to the outcome of Sydney Metro's review of the Additional Information, further additional information may be required before Sydney Metro can determine whether the proposal will have any impacts on the Sydney Metro City & Southwest rail corridor.

Sydney Metro thanks DPHI for its assistance. Please contact Peter Bourke, Senior Manager – Corridor Protection or Joshua Murray, Planner – Corridor Protection at [sydneymetrocorridorprotection@transport.nsw.gov.au](mailto:sydneymetrocorridorprotection@transport.nsw.gov.au) should you have any further enquiries on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Bourke', written in a cursive style.

**Peter Bourke**  
Senior Manager,  
Corridor Protection  
Sydney Metro

SSD-87486461 – 20-22 Atchinson Street, St Leonards