

Lachlan Hutton

Department of Planning, Housing and Infrastructure
via Major Projects Portal

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application – SSD-131269990
166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon

08 July 2026

Dear Lachlan Hutton,

Sydney Metro refers to the Secretary's Environmental Assessment Requirements (SEARs) request for State Significant Development number (SSD) SSD-131269990, submitted by LSH Property (Alexandria) Pty Ltd, which has been referred to Sydney Metro via the Major Projects Portal on 02 July 2026, 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 West rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the purposes of the T&ISEPP.

Concurrence of Sydney Metro is 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 an SSD, Sydney Metro 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 West rail corridor, Sydney Metro has reviewed the Scoping Report that was uploaded onto the Major Projects Portal on 02 July 2026, including having regard to the matters outlined in the T&ISEPP.

Based on this review, Sydney Metro requests:

- a) Consideration of the State Environmental Planning Policy (Transport and Infrastructure) 2021.
- b) Compliance with the provisions of the Sydney Metro Underground Corridor Protection Technical Guidelines (2025) and/or Sydney Metro At-grade and Elevated Sections Corridor Protection Technical Guidelines (2025)
- c) Provision of details for any proposed earthworks that will be 2 metres or deeper within the first or second protection reserve prior to commencement. The Applicant must not proceed with excavation until Sydney Metro confirms that it has no objection to the earthworks.
- d) Consultation with Sydney Metro throughout the development process.

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

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

Sincerely,



Peter Bourke

Senior Manager, Corridor Protection
Northwest & City Operations
Sydney Metro

SSD-131269990- 166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon

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