

Caitlin Hopper

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

**State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application – SSD-99727456
26-30 Campsie Street & 1 Assets Street, Campsie
Request for Information**

20 July 2026

Dear Caitlin,

Sydney Metro refers to State Significant Development Application SSD-99727456 (SSD) submitted by Nascon Asset Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 06 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 M1 Northwest & Bankstown Line rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the rail corridor for the purpose of the T&ISEPP.

As this is an SSD application, the provisions of 2.99 of the T&ISEPP does 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 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 M1 Northwest & Bankstown Line rail corridor, Sydney Metro has reviewed the SSD documents that were received on 06 July 2026, 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:

- 1) A detailed survey plan and sections prepared by a NSW registered surveyor, including:
 - Lot and Deposited Plan (DP) number(s)
 - site dimensions
 - reduced levels (RLs) to Australian Height Datum (AHD)
 - existing basements within the subject site,
 - the boundaries between the Development and:

OFFICIAL

- the rail corridor (including Sydney Metro First and Second Reserves)
- adjoining (surface, below and above ground) Metro Infrastructure and utilities
- any Sydney Metro land
- any Easements (including right of ways).

- 2) Confirmation as to whether ground anchors are required as part of the proposed shoring design. If ground anchors are required, please confirm whether any of these anchors are proposed to extend into or be located within the Sydney Metro Second Reserve.

(together, Additional Information).

Applicants are to determine the First and Second Reserves based on information and dimensions outlined in Section 3 of the Sydney Metro At-grade and Elevated Corridor Protection Technical Guideline (2025).

The Department of Planning, Housing and Infrastructure (DPHI) is requested to forward this request for the 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 and/or 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 M1 Northwest & Bankstown Line rail corridor.

Sydney Metro thanks DPHI for its assistance.

Please contact Peter Bourke (Senior Manager, Corridor Protection) or Joshua Murray (Planner, Corridor Protection) at email SydneyMetroCorridorProtection@transport.nsw.gov.au should you have any further enquiries on this matter.

Sincerely,



Peter Bourke
Senior Manager,
Corridor Protection
Sydney Metro

SSD-99727456
26-30 Campsie Street & 1 Assets Street, Campsie

Level 43, 680 George Street, Sydney NSW 2000
PO Box K659, Haymarket NSW 1240

sydneymetro.info
ABN 12 354 063 515

OFFICIAL