

Elijah Judith
Department of Planning and Environment
Major Projects Portal

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - SSD-52947710
35 Waterloo Road, Macquarie Park
Request for additional information

30 October 2023

Sydney Metro refers to State Significant Development Application SSD-52947710 (SSD) submitted by Goodman Planning (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 29 September 2023 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 Metro North West Line rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Metro North West Line rail corridor for the purpose of the T&ISEPP.

As this is a 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 SSD, concurrence is not required for the DA.

Notwithstanding this, in order to ensure the appropriate management and mitigation of the proposed development's impacts on the Metro North West Line rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 29 September 2023, 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:

- a) A detailed survey plan which accurately defines the boundaries between the development, the rail corridor (first and second reserve), rail infrastructure and any Sydney Metro substratum land.
- b) Structural design documentation for the development which demonstrates that:
 - i) the foundation design ensures that all loads from the development are transferred and have no adverse impacts on the rail corridor, rail infrastructure or rail easements;

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- ii) if constructed first the building design takes account of future tunnelling activities and any ground movements caused by tunnelling, so there are no adverse impacts on the building; and
 - iii) any deformation induced by bulk excavation will not have adverse impacts on the rail corridor, rail infrastructure or rail easements.
 - c) Cross sectional drawings showing the rail corridor, sub soil profile, proposed basement and/or foundation excavation and structural design of the development's sub-ground support adjacent to the rail corridor. All measurements contained within the cross sectional drawings must be verified by a registered surveyor.
 - d) An engineering impact assessment demonstrating that there will be no adverse impacts on the Sydney Metro – Northwest Rail Link rail corridor in accordance with the Sydney Metro Underground Corridor Protection Guidelines (<https://sydneymetro.info/sites/default/files/2021-09/SM-Underground-Corridor-Protection-Technical-Guidelines.pdf>).
 - e) An electrolysis report, prepared by a suitably qualified consultant, to assess the requirements for electrolysis effects on the development infrastructure from metro operation and to address whether preventative measures are required.
- (together, Additional Information).

The Department of Planning and Environment (DPE) 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 DPE.

Sydney Metro requests that the Additional Information be forwarded to 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 Metro North West Line rail corridor.

Sydney Metro thanks DPE for its assistance.

Please contact Peter Bourke Senior Manager Corridor Protection or Jennifer Nguyen Corridor Protection Coordinator at email sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

Sincerely,



Stephen Scott

Executive Director

Northwest Operations

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