



Justin Keen  
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-74319707  
849, 853, and 859 Pacific Highway and 2-8 Wilson Street, Chatswood  
Request for additional information

21 May 2025

Dear Justin Keen,

Sydney Metro refers to State Significant Development Application SSD-74319707 (SSD) submitted by BB Wilson Property Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 02 April 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 Northwest rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Northwest rail corridor for the purpose of the T&ISEPP.

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 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 Sydney Metro Northwest rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 02 April 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:

- a) **Noise and Vibration Impact Assessment Report:** An updated Noise and Vibration Impact Assessment Report to assess the impact of the new proposed changes.
- b) **Structural Assessment Report:** To be provided to evaluate proposed building structure and building loads to ensure no adverse impacts on the Sydney Metro rail lines.
- c) **Geotechnical Assessment Report:** To be provided with analysis to demonstrate the predicted displacements induced by the construction of the proposed development will not have negative impacts on Sydney Metro Northwest rail corridor, with ground conditions and groundwater conditions identified

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OFFICIAL

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

sydneymetro.info  
ABN 12 354 063 515  
SM-25-00073767

from site specific geotechnical investigation.

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

Sincerely,



**Peter Kalton**  
Executive Director,  
Northwest & City Operations

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