

Anthony Kunz
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy St,
Parramatta NSW 2150

**State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - 38-42 Anderson Street and 2
Day Street, Chatswood
Request for additional information**

5 June 2025

Dear Anthony,

Sydney Metro refers to State Significant Development Application SSD - 74670720 (SSD) submitted by Aeon Residence Chatswood Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 19/05/2025 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 City & Southwest 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 Sydney Metro - City & Southwest rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 19/05/2025, 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) **Survey Plan:** Verified by a registered surveyor to provide confirmation of the sites location being over 25m from the Metro Corridor.

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- b) **Shoring Design:** To confirm there will be no ground anchors to be installed within 2nd reserve of metro corridor. If anchors to be installed extends into 2nd reserve, the developer needs to confirm the design has met the requirement of at grade guidelines (Section 6.5) which is extracted below:

Temporary or permanent ground anchors or soil nails are not allowed within the boundary of any TfNSW or SMA owned land or within the railway corridor first reserve zone. Any ground anchors or soil nails within the second reserve zone must be assessed for their effect on Metro at grade or elevated infrastructure. Anchors or soil nails must not be tested in cases where this testing could cause collapse or failure, or both, in the surround soil and rock structure.

- c) (together, Additional Information).

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 Sydney Metro - City & Southwest rail corridor.

Sydney Metro thanks DPHI for its assistance.

Please contact Peter Bourke Senior Manager Corridor Protection at email 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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