

John Martinez
The 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 - SSD-66826207-Mod 1
405 Pacific Highway, 5 Falcon Street & 8 Alexander Street Crows Nest
Request for additional information**

27 June 2025

Dear John,

Sydney Metro refers to State Significant Development Application SSD-66826207-Mod 1 submitted by Deicorp Projects (Crows Nest) Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 30/05/2025 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 30/05/2025, 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:

Appendix 9 Numerical Analysis

- a) **Information Provided:** We have reviewed two drawings prepared by ABC Consultants dated

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7/03/2025 and titled Drawing No. 23012-S02.001 Rev P5, one of which containing mark-ups and the other without. From the attached information, it appears that the drawings with mark-ups included load information. Please confirm there are no other difference in-between and confirm the results from this assessment are still valid.

- b) **Geotechnical Model Profile:** From our understanding, the provided Geotechnical model was developed based on Douglas Partners SI in 2025 with the profile presented in Table 2, but this SI report is not provided.
- c) **Structural Elements:** Noting that shoring was not included in the model, shoring design, especially anchors, would have impacts on how the ground responses to construction activities such as excavation. It is noted that shoring design has been provided by ABC consultants, with our reviewed set of drawings dated 19.05.25. Please clarify why this is not incorporated in the analysis.
- d) **Modelling Sequence:** Noted the groundwater drawdown was modelled after bulk excavation. Please advise any groundwater drawdown is required during excavation.
- e) **Results:** Results of both Serviceability and Sensitivity cases should be highlighted when passing results to structure team for structural assessment on tunnel structures.
- f) **Assumptions:** Noting the statement: “This report is not intended to be used to assess the requirements for excavation shoring.”, please clarify whether the wall movements have been passed to a shoring design team to ensure the performance of shoring design would be comparable with results from geotechnical modelling.

Appendix 10 Structural Plans:

- g) The proposed shoring pile toe level is RL76.760 which is around 3m above the 1st reserve. Please provide an impact assessment of the proposed shoring wall design.
- h) Shoring wall elevation drawings show that P1 to P4 piles but only pile type P1 is listed in Pile Toe Schedule table on drawing S01.001 Rev 05.
- i) Section SH2 shows that anchors to be installed would be below the shoring pile toe level which is in closer proximity to the 1st reserve.

Appendix 11 Structural Report:

- j) The TfNSW Sydney Metro Underground Corridor Protection Technical Guidelines referred to is a superseded version, being NWRLSRT-PBA-SRT-TU-REP-000008.
- k) Delve Underground report “Fiveways Crows Nest – Structural Impact Assessment” (Ref: 6466-DLV-MEM-001) is not provided.
- l) Detailed shoring wall design is not provided

Appendix 13 Monitoring Strategy:

- m) Please include Sydney Metro’s contact number in DLV-6466-IM03-002 Rev 3
- n) Please clarify how the results from numerical modelling are considered for the values assigned as trigger levels.

Appendix 16 Dewatering Management Plan

- o) Introduction: This DMP was prepared based on 7-level basements with a finish floor level at RL74.8. Please clarify it is still applicable for 5-level basements.

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(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 forwarded to SydneyMetroCorridorProtection@transport.nsw.gov.au 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 or Lauren Saunders Corridor Protection Coordinator at email sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

Sincerely,



Peter Kalton
Executive Director
Northwest & City Operations
SSD-66826207-Mod 1 – Five Ways, Crows Nest