

Edwina Ross
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-76555711
3-5 Help Street, Chatswood
Request for additional information

16 July 2025

Dear Edwina,

Sydney Metro refers to State Significant Development Application SSD-7655571 (SSD) submitted by Loftex Chatswood Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 13/06/2025 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 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 City & Southwest rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 13/06/2025, 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:** a registered surveyor verified detailed survey information showing the distance of the development to the rail corridor, specifically plan and elevation.
- b) **Ground Anchors:** confirmation of the extents of ground anchors, if required for shoring design.

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c) **Uplift piles/anchors:** if uplift piles/anchors are proposed, details of locations and depths.

(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 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-76555711 – 3-5 Help Street, Chatswood