



Lucinda Craig
The Department of Planning, Housing and Infrastructure

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - SSD-76190964
2 Tempus St, Rouse Hill
Request for additional information

31 July 2025

Dear Lucinda,

Sydney Metro refers to State Significant Development Application SSD-76190964 (SSD) submitted by Freecity Rouse Hill Development Pty Ltd (Applicant) that has been referred to Sydney Metro via the Major Projects Portal on 17/07/2025 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 North West rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the North West rail corridor for the purpose of the T&ISEPP.

As this is an SSD application, the provisions of section 2.98 and 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 2.98 and 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 - Metro North West Line rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 17/07/2025, 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:** Plans and cross sections detailing the proposed development and protection reserves of the Metro rail corridor. All measurements must be verified by a registered surveyor.
- b) **Shoring Design Plans:** Shoring Design Plans that include any ground anchors to be installed within the second reserve.

OFFICIAL

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

sydneymetro.info
ABN 12 354 063 515
SM-25-00128900

- c) **Foundation Design:** confirmation of any tension piles to be installed.
- d) **Engineering Impact Assessment:** To be provided if proposed shoring design requires ground anchors to be installed within the second reserve. The Assessment must demonstrate no adverse impacts on the operation of metro lines.
- e) **Updated Noise & Vibration Report:** To include the impacts of rail operations on the completed proposed development.
- f) **Tower Crane Confirmation:** Confirmation on whether tower cranes will be used for construction. If so, crane locations and operation ranges must be detailed.

(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 Metro North West Line 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-76190964 - 2 Tempus St, Rouse Hill

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

sydneymetro.info
ABN 12 354 063 515
SM-25-00128900

OFFICIAL