

Lachlan Hutton
Department of Planning, Housing and Infrastructure
Major Projects Portal

**State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - SSD-96622458**

17 October 2025

255-257, 259 and 271 Parramatta Road 255-271 Parramatta Road; 2-18
Taylor Street; 131-135 Queens Road and 1- 11 Walker Street, Five Dock

Dear Lachlan Hutton,

Thank you for your referral to Sydney Metro requesting input into the Department of Planning, Housing and Infrastructure Secretary's Environmental Assessment Requirements (SEARs) for the proposal including details of any key issues and assessment requirements, 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 West rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Metro West rail corridor for the purpose of the T&ISEPP.

Concurrence of Sydney Metro is not required

Sydney Metro understands that the development the subject of the DA is State Significant Development (SSD) being SSD-96622458.

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 - West rail corridor, Sydney Metro has reviewed the SSD documents that were uploaded onto the Major Projects Portal on 15/10/2025, including having regard to the matters outlined in the T&ISEPP.

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Based on this review, Sydney Metro requests:

- Consideration of the State Environmental Planning Policy (Transport and Infrastructure) 2021
- A report demonstrating compliance with the Sydney Metro Underground Corridor Protection Technical Guidelines (<https://www.sydneymetro.info/media/document/48426>).

Sydney Metro thanks the Department of Planning, Housing and Infrastructure for its assistance.

Please contact Peter Bourke Senior Manager Corridor Protection or Lauren Saunders Corridor Protection Coordinator via email sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

Sincerely,



Peter Gerard Bourke

Senior Manager

Corridor Protection

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