

NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2150
Via NSW Major Projects Portal

**State Environmental Planning Policy (Transport and Infrastructure) 2021 State
Significant Development Application - SSD-83256463
150 The Boulevard. Punchbowl
Request for additional information**

11/11/2025

Dear Tia

Sydney Metro refers to State Significant Development Application SSD- 83256463 (SSDA) lodged by NSW Land and Housing Corporation (Applicant) referred to Sydney Metro via the NSW Major Projects Portal on 27 October 2025 purportedly under section 2.99 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP).

As this is an SSD application, the provisions of section 2.99 of the T&I SEPP do not apply. Under section 4.13(2A) of the *Environmental Planning and Assessment Act 1979*, the concurrence provisions in the T&I SEPP do not apply to State significant development unless the T&I SEPP expressly provides that they do. As there is no such provision in the T&I SEPP, concurrence under the T&I SEPP is not required for the SSDA. However, given the proximity of the proposed development to the Sydney Metro rail corridor, it is necessary for Sydney Metro to:

- consider the potential impact of the SSDA on the structural integrity, safety and effective operation of its rail infrastructure; and
- advise the consent authority as to the acceptability or otherwise of such impacts, any mitigation measures required to ensure the potential impacts are acceptable and any conditions Sydney Metro considers necessary to be imposed on any consent for the SSDA.

For that purpose, Sydney Metro has reviewed the documents in the SSDA that were referred to Sydney Metro via the NSW Major Projects Portal.

Following this review, Sydney Metro advises that it is not in a position to properly consider the potential impacts of the proposed development until the additional information setout below (**Additional information**) is provided for Sydney Metro's further review:

Survey Plan

- a. Detailed survey plan and critical sections prepared by a NSW registered surveyor, including:
 - Lot and Deposited Plan (DP) number(s)
 - site dimensions

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- reduced levels (RLs) to Australian Height Datum (AHD)
 - existing basements within the subject site,
- which accurately defines the boundaries between the Development and:
- the rail corridor (including Sydney Metro First and Second Reserves)
 - adjoining (surface, below and above ground) Metro Infrastructure and utilities
 - any Sydney Metro land
 - any Easements (including right of ways).

Examples provided in Appendix E of the Sydney Metro Corridor Protection Guidelines.

Sydney Metro asks that the Department of Planning, Housing and Infrastructure (DPHI) requests the Additional Information from the Applicant via the NSW Major Projects Portal under clause 32 of the Environmental Planning and Assessment Regulation 2021, and that the Applicant provide the Additional Information to SydneyMetroCorridorProtection@transport.nsw.gov.au by no later than 21 days from the date of this letter.

Subject to the outcome of the review of the information provided, further additional information may be required before Sydney Metro can properly determine the acceptability or otherwise of the potential impacts of the proposed development on its rail infrastructure. If the proposed development is the subject of a Land and Environment Court appeal, Sydney Metro requests that DPHI notify it of such an appeal.

Sydney Metro thanks DPHI for its assistance.

Please contact Lauren Saunders at SydneyMetroCorridorProtection@transport.nsw.gov.au should you wish to discuss this matter.

Sincerely,



Peter Bourke

Senior Manager, Corridor Protection

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