



Paula Bizimis
Department of Planning, Housing and Infrastructure
NSW Major Projects Portal

**State Environmental Planning Policy (Transport and Infrastructure) 2021 State
Significant Development Application - SSD-100034211**
89-91 George St, Parramatta

3 December 2025

Dear Paula Bizimis,

Thank you for your referral dated 1/12/2025 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 a seventy-one (71) storey mixed-use development incorporating build-to rent (**BTR**) and co-living housing apartments.

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 – Metro West rail corridor, Sydney Metro has reviewed the Scoping Report that was uploaded onto the Major Projects Portal on 1/12/2025, including having regard to the matters outlined in the T&ISEPP.

OFFICIAL

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

sydneymetro.info
ABN 12 354 063 515

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/48421>)

Next steps

Finally, please note that the DA may also have impacts on rail corridors which are not the responsibility of Sydney Metro. If these impacts trigger any concurrence or comments function of the relevant rail authority under the T&ISEPP, the DA will need to be referred to that other rail authority for a separate concurrence or comments response.

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

SSD-100034211 – 89-91 George St, Parramatta