

Liz James
Department of Planning, Housing and Infrastructure
via NSW Major Projects Portal

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application - SSD-83256463
150 The Boulevard, Punchbowl.

23/12/2025

Dear Liz James,

Sydney Metro refers to State Significant Development Application SSD-83256463 (SSD) submitted by Homes NSW (Applicant) that has been referred to Sydney Metro via the NSW Major Projects Portal on 27 October 2025, in accordance with section 2.98 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 Sydney Metro City & Southwest rail corridor for the purpose of the T&ISEPP.

Assessment requirements under the T&ISEPP

Sydney Metro has reviewed the SSD documents and has assessed the development proposed by the SSD having regard to section 2.98 and Sydney Metro's requirements.

Sydney Metro has no comments and does not require the imposition of any conditions in relation to the SSD.

Next steps

If at any point, the SSD is amended prior to the consent authority's determination, please ensure that the amended SSD and any new or amended supporting documents are provided to Sydney Metro for further assessment. Any amendments to the SSD may alter the impacts of the proposed development on the Sydney Metro City & Southwest rail corridor assessed by Sydney Metro, so Sydney Metro may need to make further comments in relation to the DA or request that conditions are imposed.

OFFICIAL

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

sydneymetro.info
ABN 12 354 063 515
SM-25-00192937

Please contact Lauren Saunders via sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Bourke', written in a cursive style.

Peter Bourke

Senior Manager, Corridor Protection

Operations

SSD-83256463 – 150 The Boulevard, Punchbowl