

Delia Galao

Department of Planning, Housing and Infrastructure
via Major Projects Portal

State Environmental Planning Policy (Transport and Infrastructure) 2021
State Significant Development Application – SSD-98063208
14-16 Brookhollow Avenue, Norwest

17 November 2025

Dear Delia Galao,

Sydney Metro refers to the Secretary's Environmental Assessment Requirements (SEARs) request for State Significant Development number (SSD) SSD-98063208, submitted by ICH Corp Pty Limited, which has been referred to Sydney Metro via the Major Projects Portal on 03 November 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 Northwest rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the purposes of the T&ISEPP.

Concurrence of Sydney Metro is not required

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 an SSD, Sydney Metro concurrence is not required for the SSD.

Notwithstanding this, in order to ensure the appropriate management and mitigation of the proposed development's impacts on the Sydney Metro Northwest rail corridor, Sydney Metro has reviewed the Scoping Report that was uploaded onto the Major Projects Portal on 03 November 2025, including having regard to the matters outlined in the T&ISEPP.

Based on this review, Sydney Metro is of the view that the proposed development would have negligible impacts on the Sydney Metro Northwest rail corridor because the proposed development does not involve excavation work occurring:

- a) within, below or above a rail corridor, or
- b) within 25m (measured horizontally) of a rail corridor, or
- c) within 25m (measured horizontally) of the ground directly below a rail corridor, or
- d) within 25m (measured horizontally) of the ground directly above an underground rail corridor.

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

Please contact Peter Bourke, Senior Manager – Corridor Protection or Joshua Murray, Planner – Corridor Protection via sydneymetrocorridorprotection@transport.nsw.gov.au should you have any further enquiries on this matter.

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Sincerely,



Peter Bourke

Senior Manager, Corridor Protection
Northwest & City Operations
Sydney Metro

SSD-98063208 – 14-16 Brookhollow Avenue, Norwest

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