



SM-19-00108807

5 August 2019

Emily Dickson
Department of Planning, Industry and Environment
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Cc: Emily.dickson@planning.nsw.gov.au

Attention: Emily Dickson

Dear Sir/Madam

**State Environmental Planning Policy (Infrastructure) 2007
Sydney Metro City and Southwest – 23-33 and 35-39 Bridge Street, Sydney
(Sandstone Precinct)
(SSD 7484 Modification 4)**

Thank you for your letter requesting comments and conditions for Modification 4 for State Significant Development 7484, (DA) for the Sandstone Precinct, in accordance with clause 86 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

We understand that the development the subject of the DA is a State Significant Development (SSD) Modification being changes to the design of the Lands Building.

Transport for NSW (TfNSW) has delegated its rail authority functions in relation to the Sydney Metro City and Southwest rail corridor to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Sydney Metro City and Southwest rail corridor for the purpose of the ISEPP.

As this is an SSD development application, the provisions of Clause 86 of the 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 Clause 86 of the 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, Sydney Metro has reviewed the DA documents and on the basis of the information contained in the DA documents, Sydney Metro has determined that no concurrence role is triggered in respect of the Sydney Metro City and Southwest rail corridor by the DA under clause 86 of the ISEPP, because the proposed development does not involve excavation in excess of 2 metres below ground level. On this basis, Sydney Metro considers the potential impact on the Sydney Metro City and Southwest rail corridor will be negligible.

Sydney Metro

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Sydney Metro also has no comments on the DA for the purpose of Clauses 45 or 85 of the ISEPP.

If, at any point, the SSD is amended or a new modification is lodged please ensure that the amended SSD and any new or amended supporting documents are provided to Sydney Metro for further assessment.

Sydney Metro would be grateful if a copy of the Development Consent and any conditions of consent for the DAs be forwarded to Sydney Metro should the consent authority determine to grant consent to the DAs.

Sydney Metro thanks the Department of Planning, Industry and Environment for its assistance.

Please contact Peter Bourke, Senior Manager, Corridor Protection on (02) 8265 6015 or Denise Thornton, Corridor Protection Co-ordinator on (02) 8265 9658 or via email SydneymetroCorridorProtection@transport.nsw.gov.au should you wish to discuss this matter further.

Yours sincerely



Stuart Hodgson

A/Director, Environment Sustainability and Planning