

7 August 2019

Ms Emily Dickson  
Key Sites and Industry Assessments  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001  
By email: [emily.dickson@planning.nsw.gov.au](mailto:emily.dickson@planning.nsw.gov.au)

Dear Emily

**State Environmental Planning Policy (Infrastructure) 2007**  
**Sydney Metro City and Southwest – 338 Pitt Street, Sydney (SSD 10362)**

Thank you for your letter to Sydney Metro requesting input into the Department of Planning, Industry and Environment Secretary's Environmental Assessment Requirements (SEARs) for the proposal including details of any key issues and assessment requirements.

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 City and South West rail corridor for the purpose of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

As this is a State Significant Development (SSD) the ISEPP does not apply. Notwithstanding this, in order to ensure the appropriate management and mitigation of the proposed development's impacts on the Sydney Metro City and Southwest rail corridor, Sydney Metro requests the following amendments/additions to the Draft SEARs:

<b>Key issues</b>	<p><b>11. <del>Interim-rail</del> Rail corridor</b></p> <p>The EIS shall detail the likely effect of the proposal on the Sydney Metro Corridor and Pitt Street North Station <u>consistent with the Sydney Metro Underground Corridor Protection Technical Guidelines (available from <a href="http://www.sydneymetro.info">www.sydneymetro.info</a>)</u>.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following:</p> <ul style="list-style-type: none"><li>- high quality files of maps and figures of the subject site and proposal</li><li>- architectural drawings (to a useable scale at A3) showing key</li></ul>

	<p>dimensions, RLs, scale bar and north point, plans, sections and elevations of the proposal (including 1:20 scale detail plans where works affect heritage fabric) and illustrated materials schedule including physical or digital samples board</p> <ul style="list-style-type: none"> <li>- site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building</li> <li>- locality/context plan drawn, including significant local features such as heritage items</li> <li>- urban design report</li> <li>- heritage impact statement</li> <li>- Aboriginal and historical archaeological impact assessment</li> <li>- access impact statement</li> <li>- visual impact assessment</li> <li>- solar access analysis report and diagrams</li> <li>- public domain design statement and plans</li> <li>- landscape design package</li> <li>- biodiversity development assessment report (or waiver)</li> <li>- ESD statement (incorporating a sustainability framework) and BASIX Certificate</li> <li>- geotechnical report</li> <li>- Building Code of Australia statement</li> <li>- consultation summary report</li> <li>- noise impact assessment</li> <li>- wind impact report, including wind tunnel testing</li> <li>- reflectivity report</li> <li>- flood study and stormwater concept plan</li> <li>- Public Art Proposal in accordance with the adopted Public Art Strategy</li> <li>- signage strategy, including commercial signage / building name signage (if proposed)</li> <li>- traffic and transport impact assessment, including parking, access, loading dock strategy / management plan and a construction traffic management plan</li> <li>- <u>a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines (available from <a href="http://www.sydneymetro.info">www.sydneymetro.info</a>).</u></li> <li>- construction impacts and management plan, including a construction noise and vibration management plan, construction waste and recycling management plan and cumulative impact of construction activities on other nearby sites, including any impact to Rail services nearby</li> <li>- utilities and services statement.</li> </ul>
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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 on 02 8265 9658 or via email [sydneymetrocorridorprotection@transport.nsw.gov.au](mailto:sydneymetrocorridorprotection@transport.nsw.gov.au) should you wish to discuss this matter further.

Yours sincerely,



**Stuart Hodgson**

A/Director, Environment Sustainability and Planning