

Planning and Assessments
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Annabel Turner

20 August 2025

STATE SIGNIFICANT DEVELOPMENT APPLICATION

**Secretary's Environmental Assessment Requirements Stage – SSD-90243456
2-10 VALENTINE AVENUE, PARRAMATTA (SHOP TOP HOUSING)**

Dear Sir/Madam,

I refer to the Department's Major Project Portals' notification for the above State Significant Development application.

The Department is advised that TfNSW, via Instrument of Delegation from the Secretary of Transport and from TAM (Transport Asset Manager of NSW), has been delegated to act as the rail authority for the heavy rail corridor, electrical supply authority, and Agent on behalf of the Land Owner; and to process the review of this proposal.

TfNSW (as Rail Authority) has reviewed the preliminary information associated with the draft SEARs, and advises that in order to protect rail land, assets, operations, and to ensure a safe and reliable rail service, it is requested the Department include the following item(s) into the SEARs where issued:

- Consultation prior to the lodgement of the Environmental Impact Statement with TfNSW (Sydney Trains).
- Inclusion of the following documentation with the lodgement of the Environmental Impact Statement:
 - o Geotechnical Report including a Rail specific impact assessment
 - o Rail Impact Report highlighting potential impacts of the development on rail infrastructure and operations. Should impacts be identified, the report must detail how risks will be addressed.
 - o Structural Report and Drawing(s)
 - o Detailed Survey Plan showing the proposed development in relation to the rail corridor, assets, and TAM land. The measured distances between the proposed development, property boundary and rail asset(s) at the closest points must be shown and verified by a registered surveyor;
 - o Cross Sectional Drawings showing the proposed development in relation to the rail corridor, assets, and TAM land. The measured distances between the proposed development, property boundary and rail asset(s) at the closest points must be shown and verified by a registered surveyor;
 - o Drainage and Civil Plan(s) noting no drainage is permitted to be discharged to the rail corridor or TAM Land;
 - o Cross Sectional Drawings showing the proposed development in relation to Sydney Trains' electrical asset (33kV High Voltage Aerial Transmission Line) including the measured distance between the development, property boundary

and electrical asset at the closest points. All horizontal, RL and vertical measurements are to be verified by a Registered Surveyor. Pending review of the above cross sectional drawings, Sydney Trains may also require a blow-out report for review.

- The following preliminary comments should also be taken into consideration and incorporated into the SSDA:
 - The proposed development must comply with TfNSW AMB Standard Airspace and External Developments (T HR CI 12090 ST);
 - No works are permitted in the rail corridor, on TAM land or airspace, including craneage or other aerial operations and rock bolts or anchors;
 - Any openings (windows, balconies, and the like) within 20m of, and facing, the rail corridor must be fully enclosed or have measures installed (e.g., louvres, window restrictors, protection screens etc) to prevent the throwing of objects onto rail infrastructure facilities or into the rail corridor;
 - All structures must be adequately setback from the rail corridor and TAM Land to ensure the development and any ancillary structures can be constructed and maintained in the future without any reliance on, use of, or access to TAM Land (including airspace); and

Please contact the TfNSW Town Planning Management team via email to DA_sydneytrains@transport.nsw.gov.au should you wish to discuss this matter. Finally, it is requested that when the SEARs is issued, notification is provided by the Department.

Sincerely,

Linda Tran
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by Linda Tran
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Linda Tran
Town Planning Officer
Transport for NSW