

9 August 2018

The General Manager  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: MATTHEW ROSEL**

Dear Sir,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007  
DEVELOPMENT APPLICATION – MP11\_0093 MOD 1  
PEMULWUY, THE BLOCK, REDFERN**

I refer to the Department's letter requesting Sydney Trains comments for the above proposed development, for the modification proposed to the Concept Approval and the SSD Development Consent.

As of 1 July 2014 the property functions of RailCorp have been transferred to Sydney Trains. Whilst RailCorp still exists as the legal land owner of the rail corridor, its concurrence function under the above SEPP has been delegated to Sydney Trains.

Whilst Concurrence does not apply, Sydney Trains has reviewed the proposed development in accordance with the requirements of Clause 86(4) being:

- a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
  - i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
  - ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

In this regard, Sydney Trains has reviewed the proposed modifications including deletion of conditions originally imposed, and request that the following changes are made to conditions imposed by RailCorp under MP11\_0093 for inclusion in MP11\_0093 MOD 1, as listed in Attachment A (Amendments), Attachment B (Retain) and Attachment C (Addition).

In the event that this development proposal is the subject of a Land and Environment Court appeal, your Department is requested to notify Sydney Trains of this appeal.

Please contact Miss Sarah Anderson on 8575 0237 should you wish to discuss this matter. Finally, Sydney Trains requests that a copy of the Notice of Determination and conditions of consent be forwarded to Sydney Trains.

Yours sincerely,

**Sarah Anderson**  
**Assistant Town Planner**  
**Sydney Trains – Property**

## **Attachment A (Amendments)**

### **B25. Geotechnical and Structural Stability and Integrity**

Prior to the issue of a Construction Certificate for Precinct 2, and any works within 25m of the rail corridor includes 2 meters or more of ground penetration or excavation, the following are to be prepared in accordance with Sydney Train's requirements and provided to Sydney Trains for review and written endorsement:

- a. A final Geotechnical and Structural Report that meet Sydney Train's requirements. Sydney Trains will not permit any rock anchors or bolts (temporary or permanent) with its land or easements.
- b. An Excavation and Construction Methodology that meet Sydney Train's requirements.
- c. Final Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation. Structural design of the sub ground support adjacent to the Rail Corridor, all RL depths and horizontal distance as determined by a registered surveyor of the proposed Level 1 (excavated level) to the nearest platform, track, and any overhead structures.
- d. A Detailed survey of the proposed development in relation to the Rail Corridor, as undertaken and provided by a registered surveyor to the satisfaction of Sydney Trains.
- e. If required, a Monitoring Plan including instrumentation and monitoring regime for the duration of the excavation and construction of the development that meet Sydney Train's requirements.
- f. If required, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.

The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

- The Proponent is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.
- All piling and excavation works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects.

**E21. As-Built Drawings**

Prior to the issue of an Occupancy Certificate for Precinct 2, as-built drawings endorsed by a registered surveyor are to be provided to Sydney Trains for review.

**B28. Demolition, Excavation and Construction Impacts**

Prior to the issue of a Construction Certificate for Precinct 2 a Risk Assessment / Construction Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works on any potential impacts on rail corridor is to be prepare for Sydney Trains review and written endorsement. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

**C12 Stray Currents and Electrolysis from Rail Operations**

Prior to the commencement of works the Proponent is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Proponent must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principle Certifying Authority with the application for a Construction Certificate.

**C13 & E18 Dilapidation Surveys**

Prior to the commencement of Precinct 2 works, during and on completion of works, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Proponent. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report both before commencement and on completion of works will be required unless otherwise notified by Sydney Trains.

## **Attachment B (Retain)**

*Sydney Trains advises that all original conditions imposed by RailCorp under MP11\_0093 which are to be retained should be amended to reflect the transferred functions of RailCorp to Sydney Trains. Where documentation is required to be submitted for review, endorsement, approval, confirmation, certification, requirements or to the satisfaction of 'RailCorp', RailCorp should be amended 'to Sydney Trains', as written in Attachment B (Retain).*

### **B29 Crane and Other Aerial Operations**

Prior to the issuing of a Construction Certificate the Proponent is to submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. The Principle Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

### **F15 Drainage**

Given the site's location next to the rail corridor, discharge from the development must be adequately disposed of/managed and is not allowed to be discharged into the rail corridor unless prior approval has been obtained from Sydney Trains.

**Attachment C (Addition)****1. Noise and Vibration**

The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".

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