

10 January 2017

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention: Pilar Aberasturi**

Dear Sir/Madam,

**CBD RAIL LINK (ZONE B – TUNNEL) – STAGE 1 DA – COCKLE BAY WHARF,  
SYDNEY (SSD 7684)**

I am writing to you concerning the above State Significant Development Application that was referred to Sydney Trains.

The development, the subject of this development application (DA) is a State Significant Development - Stage 1 application for the demolition of existing structures, staged DA (Concept approval) for construction of new buildings which will potentially provide retail areas, bars and restaurants; commercial offices and significant upgrades to public domain.

As this is a SSD application the provisions of Clause 88 of the *State Environmental Planning Policy (Infrastructure) 2007* (the ISEPP) does not apply. However, the proposal has been assessed in accordance with the provision of the ISEPP, being:

- (a) the practicability and cost of carrying out rail expansion projects on the land in the future, and
- (b) without limiting paragraph (a), the structural integrity or safety of, or ability to operate, such a project, and
- (c) without limiting paragraph (a), the land acquisition costs and the costs of construction, operation or maintenance of such a project.

There are concerns about the potential impacts of the proposed development on the structural integrity and the safe, effective operation and maintenance of the CBDRL as the proposed development is located within the proposed future rail corridor. The placing of any foundations, other structures and building loads in or near the proposed rail alignment would affect the structural integrity and operation of the CBDRL.

In this regard, Sydney Trains requests that the comments provided in Attachment A be imposed on this application.

Should you have any questions or require additional information, please contact Denise Thornton on (02) 8667 8668 or [dthornton@mecone.com.au](mailto:dthornton@mecone.com.au)

Yours sincerely

  
**Jim Tsirimiagos**

**Town Planning Manager Property**

## Attachment A

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### **CBD Rail Link (Zone B – Tunnel) – STAGE 1 DA – COCKLE BAY WHARF, SYDNEY (SSD 7684)**

1. The owners of the site are required to consult with TfNSW prior to lodgement of relevant designs as part of a Stage 2 DA to ensure that the relevant designs have taken into consideration the relationship of the designs with the future CBDRL.
2. Any Stage 2 DA to be lodged over the subject site must address the following matters:
  - a) the design, construction and maintenance of the proposed development to satisfy the requirements in conditions 3 to 6 below;
  - b) allowances for the future construction of railway tunnels in the vicinity of the approved development;
  - c) allowances in the design, construction and maintenance of the development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray currents, electromagnetic fields and fire safety;
  - d) consultation with TfNSW;
  - e) provision to TfNSW of drawings, reports and other information related to the design development;
  - f) such other matters which TfNSW considers are appropriate; and
  - g) such other matters as the owners and TfNSW may agree.
3. All structures which are proposed for construction or installation, or which are constructed or installed, in connection with the approved development which have a potential impact on the CBDRL must be designed, constructed and maintained in accordance with design criteria specified by TfNSW.
4. The design and construction of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW.
5. Prior to issue of any construction certificate the developer must undertake detailed geotechnical analysis to the satisfaction of TfNSW to demonstrate likely movements of the ground due to the future CBDRL.
6. No modifications may be made to that the approved design without the consent of TfNSW.



7. TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.
8. Copies of any certificates, drawings or approvals given to or issued by TfNSW must be delivered to Council for its records.