

10 October 2014

The Secretary
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

ATTENTION: Mark Brown

Dear Sir/Madam,

**State Significant Development – SSD-6265
North Ryde Station Precinct - Preliminary Works
for the Station Sub-Precinct**

I refer to the above development proposal currently being assessed by your Department.

As your Department would be aware, 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, Sydney Trains acts as RailCorp's agent with respect to property, planning and concurrence matters.

However, Sydney Trains has been advised by UrbanGrowth NSW and Australand (the developer of proposed Lot 1) that the existing drainage easement will be relocated as part of the subdivision and road works forming part of the State Significant Development application SSD-6265 currently being assessed by the Department of Planning and Environment. As such, it is likely that the current drainage easement benefitting Sydney Trains will be removed from this site. However, the current easement and drainage system should remain in place until such time the drainage system and associated easement are provided.

Discussion with UrbanGrowth NSW and Australand also indicated that the easement for access traversing proposed Lot 1 will also require relocation. Again, this easement is to remain in place until such time Sydney Trains has agreed to its relocation as part of any future development application for the development of proposed Lot 1.

Sydney Trains also notes that certain earth works for the creation of the proposed road will occur with the rail tunnel and station 1st and 2nd protection reserves. Sydney Trains will require further information regarding these works should they be deeper than 2m in depth. Should the works be deeper than 2m in depth then these works need to be endorsed by Sydney Trains prior to the works being undertaken.

Please contact me on 8575 0780 should you wish to discuss this matter.

Yours sincerely,



Jim Tsirimiagos
Town Planning Manager