

30 September 2014

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

ATTENTION: Mark Brown

Dear Sir/Madam,

**State Significant Development – SSD-5093
M2 site, North Ryde Station Urban Activation 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.

As such, Sydney Trains has undertaken a review of this development proposal and provides the following comments:

Concept Proposal

Sydney Trains notes that the proposal seeks concept approval for the subdivision of the site and allocation of gross floor area on the development allotments. It is noted that the development of these newly created allotments will be the subject of future development applications. It is presumed that these development applications will be lodged with Ryde City Council and it is likely that the development of those allotments above or within 25m of the rail corridor would require concurrence from Sydney Trains in accordance with Clause 86 of State Environmental Planning Policy (Infrastructure) 2007. As such Sydney Trains requests the imposition of the following condition of consent:

- *The lodgement of any future development applications for the development of the newly created allotments which involves ground penetration (eg excavation, piling etc) deeper than 2m either above or within 25m of the rail corridor shall be accompanied with the following documentation:*
 1. *Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on*

- actual borehole testing conducting on the site closest to the drainage system.*
- 2. Construction methodology with construction details pertaining to structural support during excavation.*
 - 3. Cross sectional drawings showing ground surface, drainage infrastructure, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the drainage system. All measurements are to be verified by a Registered Surveyor.*
 - 4. Detailed Survey Plan showing the relationship of the proposed developed with respect to the Sydney Trains drainage system.*

The above documentation is required by Sydney Trains in order to assess the proposal for concurrence in accordance with Clause 86 of State Environmental Planning Policy (Infrastructure) 2007. As part of the Sydney Trains assessment of the above documentation the applicant may require additional information such as, but not limited to, a numerical analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.

Section 83B(3)(b) Works

Sydney Trains notes that the works identified as Section 83B(3)(b) works will not require any further development consent once this application has been determined. Sydney Trains is concerned that some of the works may impact on the rail corridor (ie tunnel) and as such requests the imposition of the following conditions of consent:

- Any bulk excavation works that are deeper than 2m in depth and either above or within 25m of the rail corridor shall not be undertaken until endorsed in writing by Sydney Trains. Sydney Trains may require the submittal of documentation (eg geotechnical, numerical analysis etc) in order to assess any impacts on the rail tunnel or infrastructure.*
- Stormwater detention shall not be established either above or within 25m of the rail corridor until endorsed in writing by Sydney Trains. Sydney Trains may require the submittal of documentation in order to assess any impacts on the rail tunnel or infrastructure.*
- Any enabling works, civil works, or installation of below ground services that involve ground penetration deeper than 2m in depth either above or within 25m of the rail corridor shall not be undertaken until endorsed in writing by Sydney Trains. Sydney Trains may require the submittal of documentation (eg geotechnical, structural documentation etc) in order to assess any impacts on the rail tunnel or infrastructure.*

- *The shared pedestrian and cycle bridge is to be modified to ensure that no part of the bridge is located within the Sydney Trains easement surrounding the substation located on Lot 1 DP 1131774.*
- *No bridge columns/piers are to be installed above or within 25m of the rail corridor until the following documentation has been submitted to, and endorsed in writing by, Sydney Trains:*
 1. *Final Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducting on the site closest to the drainage system.*
 2. *Final Construction methodology with construction details pertaining to structural support during excavation.*
 3. *Final cross sectional drawings showing ground surface, drainage infrastructure, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the drainage system. All measurements are to be verified by a Registered Surveyor.*
 4. *Detailed Survey Plan showing the relationship of the proposed developed with respect to the Sydney Trains drainage system.*
 5. *If required by Sydney Trains, 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.*

Your Department is advised that above listed conditions require the submittal of documentation which is normally required by Sydney Trains in order to process concurrence in accordance with Clause 86 of State Environmental Planning Policy (Infrastructure) 2007.

Please contact me on 8575 0780 1987 should you wish to discuss this matter. Finally, RailCorp requests that a copy of the Notice of Determination and conditions of consent be forwarded to RailCorp.

Yours sincerely,



Jim Tsirimiagos
Town Planning Manager