

22 January 2016

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

ATTENTION: Peter McManus

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – SSD-7235
2 & 12 Hume Highway Chullora**

I refer to the Department's letter regarding the proposed development at the above address.

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 development application review function has been delegated to Sydney Trains.

As you are aware, the proposed development includes the relocation of the Sydney Trains high voltage aerial transmission lines which are located approximately along the property boundaries of 2 and 12 Hume Highway, Chullora. These transmission lines are critical infrastructure as they are integral to Sydney Trains electrical power system. These transmission lines are also protected by a registered easement on the title of these two properties.

The Applicant initially requested Sydney Trains approved the relocation of these transmission lines, however, after carefully considered the proposed relocation of these transmission lines was not supported. The design options to relocate the transmission lines from this alignment would be somewhat convoluted and impractical for maintenance and asset protection, and considered that the present straight-line alignment of the aerial transmission line through this site is the most suitable for Sydney Trains operations.

The Applicant is currently working with Sydney Trains to gain approval for the undergrounding of these transmission lines along the current overhead alignment.

As such Sydney Trains requests that your Department impose the following conditions of consent.

- *Prior to the commencement of construction works, the Applicant shall obtain final approval from Sydney Trains for the undergrounding of the existing high voltage powerline. The undergrounding of the powerline shall be to Asset Standards Authority and Sydney Trains requirements/standards, be located in the alignment of the current overhead powerline (or in a location as agreed by Sydney Trains), be constructed at the Applicant's cost, commissioned and accepted as complete and operational by Sydney Trains prior to any works associated with the proposed development being undertaken within 25m of the current Sydney Trains easement.*

- *Should Sydney Trains approval not be obtained then the current Sydney Trains powerline and Easement will remain and the Applicant will be required to amend the proposed development (to Sydney Trains satisfaction) to accommodate the existing overhead powerlines.*
- *In the event that the Sydney Trains approval is obtained for the undergrounding of the powerlines, if requested by Sydney Trains the current easement and easement conditions shall be amended (at the Applicant's cost) to the satisfaction of Sydney Trains.*
- *Notwithstanding the above, no works of any kind (including aerial operations such as craneage) are to be undertaken within 25m of any Sydney Trains easement or infrastructure) unless prior Sydney Trains approval has been obtained for these works.*

Finally, it is asked that Sydney Trains be provided with a copy of the final development consent to enable Sydney Trains to monitor the Applicant's compliance with rail related conditions of consent.

Thank you for providing Sydney Trains the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,



Jim Tsirimiagis
Town Planning Manager
Sydney Trains Property