

25 January 2017

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: BRENDON ROBERTS**

Dear Sir/Madam,

**CBD RAIL LINK (ZONE B – TUNNEL), SYDNEY METRO CITY AND SOUTHWEST  
SSD 6751 MODIFICATION 2  
23-33 & 35-39 BRIDGE STREET, SYDNEY**

I am writing to you concerning the above State Significant Development Application Modification 2 that was referred to Sydney Trains.

We understand that the development, the subject of this State Significant Development (SSD), involves proposed modifications to the Stage 1 Development Consent as follows:

- increase in the height of the approved Education Building envelope by 1.34m from RL 58.69 to RL 60.03, being the existing height of the uppermost structure of the building;
- introduction of a building envelope to the roof of the Lands Building;
- amendment to the description of the development in Schedule 1 of the Stage 1 Development Consent (i.e. to amend the maximum height of the Education Building roof envelope); and
- amendments to conditions A1, A4, B3, B4 and B14.

The site is located within the CBD Rail Link future rail corridor as mapped under ISEPP. As this is a SSD application the provisions of Clause 88 of the ISEPP do 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.

In this regard, Sydney Trains has taken the above matters into consideration and has no further comments in relation to the Modification 2 for SSD 6751 as the impact for future rail expansion is considered negligible.

In addition, the site is located within the Sydney Metro City and Southwest Rail corridor. As this is a SSD application the provisions of Clause 86 of the ISEPP do not apply. However, the proposal has been assessed in accordance with the provision of the ISEPP.

In this regard Sydney Trains has taken the above matters into consideration and it is considered that the impacts of the proposed development on Sydney Metro City and Southwest tunnels are minor. The impacts could be further reduced depending on final foundation/structure design, and requests that the applicant demonstrates that minor impacts on the Sydney Metro City and South West can be further minimised during detailed design stage as discussed in Section 4.0 of TTW's Structure Report.

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**