

**RailCorp Property**  
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18 October 2011

The Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: Simon Truong**

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – MP08\_0241  
86 – 96 & 100 Mount Street, North Sydney**

I refer to the Section 75W Modification Application for Proposed alterations to an Existing Commercial Building approval at the above address that the Department of Planning & Infrastructure is currently considering.

The site adjoins the future rail corridor identified in the CBD Rail Link (CBDRL) Pre-Feasibility Study completed for the Government by Transport Infrastructure Development Corporation (TIDC) in 2006.

RailCorp in its submission to the Part 3A Application identified concerns about the potential impacts of the proposed project on the future construction, operation and maintenance of the CBDRL, as the proposed project adjoins the CBDRL tunnel and station box. The placing of any foundations, other structures and building loads in or near the proposed rail alignment would affect the practicability of the CBDRL, its construction cost and the capacity to design it to meet railway operational needs.

To ensure that the future CBDRL corridor is protected, RailCorp requested that any approval for the development include a requirement for a deed with RailCorp. Condition B2 of the determination issued on 25 May 2010 requires such a deed.

Appendix J of the Section 75W Application in particular sets out details of the proposed modifications to the foundation design and the relationship of those to the CBDRL. RailCorp has reviewed these modifications and taken the above matters related to the interaction between the project and the CBDRL into consideration.

It is noted that the application does not include any proposal to modify Condition B2.

RailCorp has no comment on the proposed design modifications and requests that any approval given by the Minister for Planning for this modification carry over Condition B2.

Finally, it is asked that the Department of Planning & infrastructure forward to RailCorp a copy of the final development consent to enable RailCorp to monitor the Applicant's compliance with rail related conditions of consent.

Please contact John Bryan on 0409 243 851, should you wish to discuss this submission.

Yours sincerely,



Kelly McKellar  
Assistant Town Planner  
RailCorp Property