

25 August 2014

The General Manager
Strathfield Council
65 Homebush Road
Strathfield NSW 2135

ATTENTION: Sophie Olsen

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
DEVELOPMENT APPLICATION – 2014/035
17-35 Parramatta Road and 5 Powell Street, Homebush**

I refer to Council's request for RailCorp's concurrence for the above development application in accordance with clause 86(1) of the above SEPP.

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 concurrence function under the above SEPP has been delegated to Sydney Trains.

As such, Sydney Trains now advises that the proposed development has been assessed in accordance with the requirements of Clause 86(4) being:

- a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

In this regard, Sydney Trains has taken the above matters into consideration and has decided to grant its concurrence to the development proposed in development application 2014/035 subject to Council imposing the deferred commencement condition provided in Attachment A.

Should Council choose not to impose the deferred commencement condition in Attachment A (as written), then concurrence from Sydney Trains has not been granted to the proposed development.

Please contact Mr Jim Tsirimiagos on 8575 0780 should you wish to discuss this matter. Finally, Sydney Trains requests that a copy of the Notice of Determination and conditions of consent be forwarded to Sydney Trains.

Yours sincerely,



Kevin Sykes
General Manager Property

Attachment A

Deferred Commencement Conditions

This consent is not to operate until the Applicant satisfies the Council, within 12 months of the date of this consent, that it has obtained approval/certification from Sydney Trains as to the following matters and the approval/certification has been forwarded to the Council:

A1

The Applicant shall undertake the following items to the satisfaction of Sydney Trains in order to ascertain the presence of any rail infrastructure or services within the registered easement for Railway Purposes (Vide F997118):

- 1. Dial Before You Dig search.*
- 2. Sydney Trains Services Search.*

A2

In the event that the items listed in Deferred Commencement Condition A1 identify the presence of rail services and infrastructure, then applicant shall provide the following documentation to Sydney Trains for review and endorsement

- 1. Geotechnical Report based on actual boreholes.*
- 2. Structural/shoring drawings and structural report/specifications.*
- 3. Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail easement and rail services and/or infrastructure.*

A3

In the event that the items listed in Deferred Commencement Condition A1 identify that there are no rail services or infrastructure within the registered easement for Railway Purposes (Vide F997118), the Applicant shall obtain advice from Sydney Trains regarding the removal of the easement. Should Sydney Trains advise that the easement can be removed, the Applicant shall then commence this process in accordance with requirements of Sydney Trains.

Any conditions issued by Sydney Trains as part of its approval/certification as to the matters listed above, will also form part of this development consent.