

3 January 2017

The General Manager
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

ATTENTION: BRAD HARRIS

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – DA-628/2016
Lots 1 – 6 & 10 Campbelltown Road, Edmondson Park**

I refer to Council's letter received 24 October 2016 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.

Sydney Trains has reviewed this proposal under Clause 85 of State Environmental Planning Policy (Infrastructure) 2007 and asks that the following issues be addressed in the conditions for this proposed development.

1. Property & Title Search and Survey

In order to protect Sydney Trains facilities, it is important that the Applicant accurately defines and locates the property boundaries between the development and Sydney Trains facilities, and defines the location of the proposed works/development in relation to Sydney Trains facilities. This requires the Applicant to undertake a full Property & Title search and physical surveys and to provide the information to Sydney Trains. This information is critical to the assessment by Sydney Trains of all aspects of the development proposal. It is therefore requested that Council include the following condition of consent:

- *Prior to the commencement of works the Applicant shall peg-out the common property boundary with RailCorp's land. This work is to be undertaken by a registered surveyor.*

2. Stray Currents and Electrolysis from Rail Operations

Stray currents as a result of rail operations may impact on the structure of the development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings. It is requested that Council include the following condition of consent:

- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*

3. Demolition, Excavation and Construction Impacts

During demolition, excavation and construction, there is a need to ensure that there will be no adverse impact on the integrity of Sydney Trains facilities, or the operation of the network. It is requested that Council include the following condition of consent:

- *Prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on the rail corridor. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.*

4. Environmental Conditions

Environmental conditions of consent on all third party works are necessary to ensure compliance with environmental legislation and regulations. There are many environmental sensitivities within and adjacent to the railway corridor (e.g. Threatened species, wetlands, erosion and acid prone soils, natural and cultural heritage areas, etc.).

Employees, contractors and operators are obligated to protect the environment at their worksites. This can be accomplished through the assessment and management of risks, and implementation of adequate controls to prevent environmental harm. It is requested that Council include the following conditions of consent:

- *During all stages of the development, environmental legislation and regulations will be complied with.*
- *During all stages of the development extreme care shall be taken to prevent environmental harm within the railway corridor. Any form of environmental harm to areas within the railway corridor or legislative non-compliance that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.*
- *During all stages of the development, extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.*
 - *Prior to the issue of a Construction Certificate, a Dust Mitigation Management Plan and Waste Management Plan for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on the rail corridor.*

5. Drainage

Sydney Trains wishes to advise that run-off or stormwater discharge from the development site onto the rail corridor is unacceptable, both during and after construction and installation. Any run-off or waste arising from the development activities needs to be properly disposed of and must not be allowed to enter the rail corridor.

Sydney Trains looks to Council to ensure that stormwater is not diverted onto the rail corridor as a result of the development. Alternatively, Council may choose to include the following conditions of consent:

- *Given the development site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from Sydney Trains.*
- *Sydney Trains requests to review a Hydrology Report for the overflow trench/sediment basin regarding the current and future rates of water discharge surrounding the rail corridor.*

Finally, it is asked that Council forward to Sydney Trains 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,

A handwritten signature in black ink, appearing to read 'Sarah Anderson'.

Sarah Anderson
Assistant Town Planner
Sydney Trains Property