

20 February 2020

The General Manager  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

**ATTENTION: Max Moratelli**

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007  
DEVELOPMENT APPLICATION – DA447/2019/1 (CNR-4171)  
30 Alma Street, Paddington NSW 2021**

I refer to Council's letter requesting comments for the above development application in accordance with Clause 45 of State Environmental Planning Policy (Infrastructure) 2007.

Council is advised that Sydney Trains, via Instrument of Delegation from RailCorp, has been delegated to act as the electricity supply authority and to process the review for this development application that adjoins the rail electricity power line.

As such, Sydney Trains now advises that the proposed development has been assessed in accordance with the relevant Transport for NSW Assets Standard Authority standards and Sydney Trains requirements. To ensure that the proposed development is undertaken in a safe manner Council is now requested to impose the conditions provided in Attachment A.

In the event that this development proposal is the subject of a Land and Environment Court appeal, Council's is requested to notify Sydney Trains should such an event occur.

Council is also advised that the Sydney Trains requested conditions of consent in provided in Attachment A are not to be amended, replaced or superseded by any subsequent submission provided by any other rail authority, without the further agreement from Sydney Trains.

Please contact Sydney Trains Town Planning Unit via email at [DA\\_sydneytrains@transport.nsw.gov.au](mailto:DA_sydneytrains@transport.nsw.gov.au) 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,

**Maddison Pooley**  
**Assistant Town Planner**

- A1.** *Prior to the issue of a Construction Certificate, the Applicant shall undertake a services search/Dial before you Dig to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site.*
- A2.** *No work is permitted within the rail corridor, or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- A3.** *If required by Sydney Trains, 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 rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- A4.** *The applicant shall not at any stage block access to the Easement, and should make provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.*
- A5.** *The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:*
- *oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;*
  - *acts as the authorised representative of the Applicant; and*
  - *is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.*
- A6.** *Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.*

- A7.** *Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is Central Interface and they can be contacted via email on [Central\\_Interface@transport.nsw.gov.au](mailto:Central_Interface@transport.nsw.gov.au).*
- A8.** *Copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or RailCorp must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.*
- A9.** *Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.*