

General Manager  
Campbelltown City Council  
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13 August 2025

**DEVELOPMENT APPLICATION – 85/2025/DA-CD (CNR-77969)**  
**Lot 2 DP1293342 Roy Watts Road, Glenfield NSW 2167**

**Dear Sir/Madam,**

I refer to Council's referral via the NSW Planning Portal for development application 85/2025/DA-CD (DA).

Council is advised that Transport for NSW (TfNSW), via Instrument of Delegation from the Secretary of TfNSW and from Transport Asset Manager of NSW (TAM), has been delegated to act as the rail authority for the heavy rail corridor, electrical supply authority, and agent on behalf of TAM as the Land Owner.

We advise that the DA has been assessed in accordance with the relevant TfNSW Assets Standard Authority standards and Sydney Trains requirements.

To ensure that the DA is undertaken in a safe manner TfNSW requests that Council impose the conditions provided in **Attachment A**.

TfNSW requests that the conditions of consent in **Attachment A** are not amended, replaced, or superseded by any subsequent submission provided by any other rail authority, without the further agreement from TfNSW (as Rail Authority).

If, at any point, the DA is amended, TfNSW's position on the DA as amended should not be assumed.

Please ensure that any amended DA and any new or amended supporting documents are provided to TfNSW for further assessment. Any amendments to the DA may alter the impacts of the proposed development on the heavy rail corridor assessed by TfNSW, so TfNSW may need to amend any requested conditions, or recommend that the amended Development Application should not be approved.

Should you have any queries relating to this matter please contact TfNSW Town Planning Management via email to [DA\\_sydneytrains@transport.nsw.gov.au](mailto:DA_sydneytrains@transport.nsw.gov.au). Finally, it is requested that when the proposed development's Determination is issued by the Council, a copy of the Notice of Determination and conditions of consent are provided.

Sincerely,

**Ethan Chau**  
Assistant Town Planner  
Transport for NSW

**Attachment A**

1. Prior to the issue of a Construction Certificate or equivalent, the Applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.
2. Prior to the commencement of any works, a Registered Surveyor shall peg-out the common property boundary between the development site and TAM (Transport Asset Manager of NSW, formerly TAHE) land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.
3. If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.
4. If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Certifier is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
5. Prior to the commencement of works, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure.
6. During all stages of the development, the Applicant must take extreme care to prevent any form of pollution entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
7. During all stages of the development, excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.

8. Prior to the issuing of a Construction Certificate or equivalent, the Applicant is to prepare and provide to Sydney Trains a Civil (stormwater and drainage) Plans and Hydrology Report including stormwater calculations confirming the post development flow rate and velocity, in close proximity to TAM land and/or the Rail Corridor, is equal to or less than the pre-development flow rate and velocity, up to an including during a 1 in 100-year event. The plans and report must demonstrate that the proposed works will not have any adverse impacts on the TAM (Transport Asset Manager of NSW) land and/or the Rail Corridor. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
9. Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
10. The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development.
11. Prior to the issuing of an Occupation Certificate or equivalent, the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
12. The Applicant shall not at any stage block any nearby rail corridor access gate(s) and should make provision for easy and ongoing 24/7 access by rail vehicles, plant, and equipment to support maintenance and emergency activities.
13. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
  - i. oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
  - ii. acts as the authorised representative of the Applicant; and
  - iii. 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.
14. 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.
15. 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 Interface Management team. In this instance the relevant interface team is **West Interface**, and they can be contacted via email on **[West.Interface@transport.nsw.gov.au](mailto:West.Interface@transport.nsw.gov.au)**.

16. Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAM (Transport Asset Manager of NSW) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate, Occupation Certificate or equivalent.
17. Where a condition of consent requires Sydney Trains or Transport for NSW endorsement the Principal Certifying Authority is not to issue a Construction Certificate, Occupancy Certificate or equivalent, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates or equivalent dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions applies.