

## Cameron Brooks

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**From:** PP Explorer Street Mailbox  
**Subject:** FW: Notice of exhibition – Explorer Street, Eveleigh rezoning proposal

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**From:** DA\_sydneytrains <DA\_sydneytrains@transport.nsw.gov.au>  
**Sent:** Thursday, 9 November 2023 10:22 AM  
**To:** Cameron Brooks <[REDACTED]>  
**Cc:** DA Sydneytrains <DA\_sydneytrains@transport.nsw.gov.au>  
**Subject:** FW: Notice of exhibition – Explorer Street, Eveleigh rezoning proposal

Dear Cameron,

Thank you for referring this matter to TfNSW – Sydney Trains. Please see below our comments regarding the proposed re-zoning:

- The proposed FSR and height controls adjacent to Sydney Trains rail corridor and tunnel raises concern about the potential effects of future developments on the safety and structural integrity, and the continued safe and effective operation of rail infrastructure facilities in the rail corridor. Given the scale of development involved and extent of potential excavation on site, it is paramount that discussions with Sydney Trains continue, to ascertain the extent of works (including excavation) that can be achieved on this site to ensure the envisaged densities can be realised without impacting on rail facilities.
- The planning proposal should take into account the rail tunnels below ground. Any development application lodged will be required to provide documents demonstrating compliance with the TfNSW standard Development Near Rail Tunnels T HR CI 12051 ST.
- Planning controls should include the provision of adequate setbacks to be maintained across the entire length of a new developments abutting common boundary with the rail corridor and rail land - this is required for future constructability and maintenance purposes.
- Early consideration should also be given to how future developments will be serviced. Sydney Trains will not allow a private party (i.e. developer/land owner) services to utilise its corridor (including drainage) and requests that such matters be considered early in the process to ascertain the need for alternate solution, collection of developer contributions or re-consideration of development potential.
- Please note that TfNSW also has the delegation to act on behalf of Transport Asset Holding Entity of NSW (TAHE – formerly known as RailCorp) the land owner of rail land.

Regards,

### Miné Kocak

Manager Town Planning  
Land and Maritime Planning  
Property Group – Commercial, Performance & Strategy  
Infrastructure and Place

**Transport for NSW**

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I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Please consider the environment before printing this email.

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