

## Cameron Brooks

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**From:** TAHE Land Owners Consent <TAHE.landownersconsent@transport.nsw.gov.au>  
**Sent:** Friday, 10 November 2023 10:21 AM  
**To:** Cameron Brooks  
**Cc:** TAHE Land Owners Consent  
**Subject:** TAHE Neighbour submission - Explorer Street, Eveleigh rezoning proposal

Dear Cameron,

I refer to the above development application which is currently under consideration and wish to make a submission on behalf of Transport Asset Holding Entity (TAHE). TAHE own the rail corridor and associated service sites directly to the north and west of the subject site, and benefit from a rail tunnel easement on the site. We have reviewed the documentation associated with this application and wish to raise the following issues for consideration:

**1. Parking**

New developments must in no way rely on TAHE owned land for car parking, deliveries loading/unloading or the like during the construction and future operational phases. It should be noted that TAHE and TfNSW reserve the right to limit access to, re-develop or re-purpose TAHE owned land if and when this is deemed suitable.

**2. Setbacks**

The indicative urban strategy model envisages a series of buildings along the northern and western boundaries of the site, adjacent to TAHE owned land. It is requested that minimum setbacks are maintained as per the Apartment Design Guide, at a minimum, so that any future development on this site does not fetter TAHE's ability to re-purpose adjoining land for any other purpose, including residential, at a later time. As such, the new provisions for the site and expected yields should be based on a future building design that in no way relies on TAHE owned land or assets for a variation to minimum setback distances.

**3. Traffic Generation**

The proposal should be supported by a Traffic Management Plan demonstrating that additional traffic generation will not impact on Sydney Trains operations on adjacent sites and will leave capacity within the local road network for a potential future redevelopment of TAHE owned land in the vicinity of the site.

**4. Easements**

The development must not encroach on any easements and rail infrastructure within those easements. Any such impacts should be mitigated via consultation with Sydney Trains who are the operators of this line.

Regards,

Property Group - Commercial, Performance & Strategy  
Infrastructure and Place

**Transport for NSW**

*As agent for TAHE (Transport Asset Holding Entity NSW)*



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for NSW



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.

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