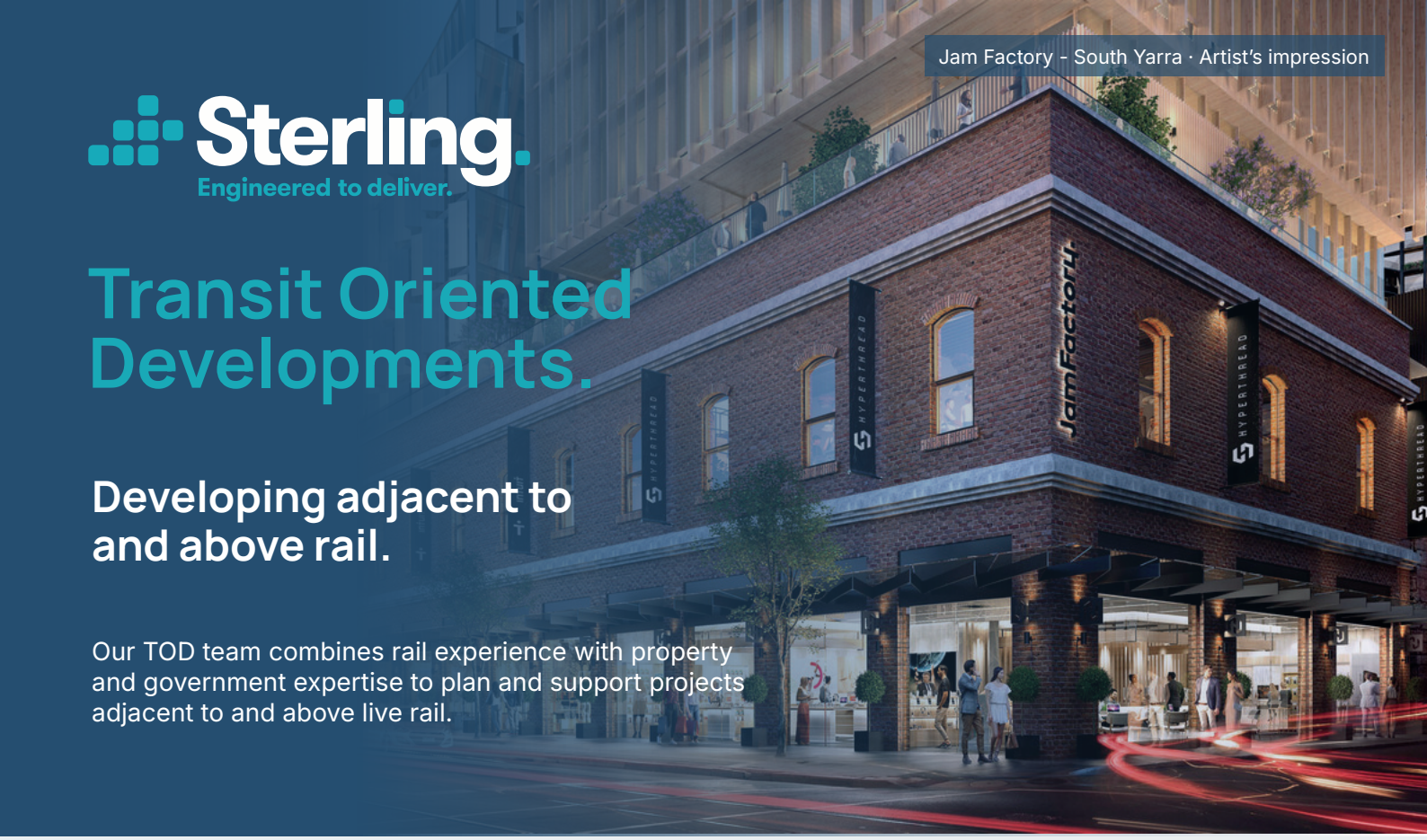
Sterling.
Engineered to deliver.



Transit Oriented Developments.

Developing adjacent to and above rail.

Our TOD team combines rail experience with property and government expertise to plan and support projects adjacent to and above live rail.

PROJECT EXPERIENCE



Rosella development, Cremorne

Sterling managed the rail interface for the Reece head office build: demolition, excavation and construction adjacent to the live railway.

A long-term development partner.

- **Joint venture developments**

  We actively seek JV participation: partner objectives, risk allocation and governance

- **Multi-party negotiations**

  Aligning landowners, government, builders and operators

- **Developer, builder & authority interface**

  Clear roles, schedules and escalation

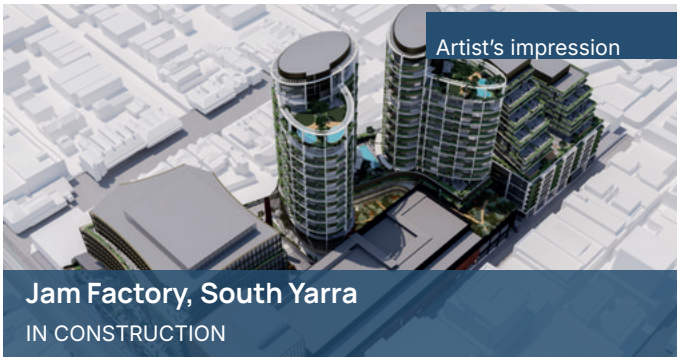
Backed by our rail interface experience across the Metro Trains, V/Line and ARTC networks.



Arden Central, North Melbourne

IN CONSTRUCTION

A long-term engagement on the $7bn Hamton and Hostplus precinct beside the new Arden Station. Sterling is supporting the early works and managing engagement with the rail operator on rail constraints.



Jam Factory, South Yarra

IN CONSTRUCTION

Sterling is providing rail interface advice through construction of this mixed-use redevelopment beside the Caulfield corridor: stakeholder coordination, methodology, occupations and cost inputs.

From feasibility to handover.

We provide a range of rail interface services across every stage of the development lifecycle. The activities shown are indicative and are customised to suit the unique characteristics of your site, network environment and delivery approach.

DEVELOPMENT LIFECYCLE

Due diligence / feasibility	Town planning / rezoning	Design development	Tender & pre-construction	Construction	Handover
Preliminary rail investigations Identify rail constraints & setbacks Initial risk register Inputs to feasibility, yield & program	Authority & rail operator engagement Precinct strategy inputs Approvals roadmap RIW competent consultant engagement	Early works Design risk assessments Coordination of rail agreements Asset protection requirements	Tender support & methodology review Occupation / possession strategy Safe-working & operator access approvals RIW engineering & sign-offs	Rail access & safe working Construction risk assessments Asset protection & monitoring Interface management during works RIW civil works & fencing	Coordination to project completion Close-out & compliance evidence Coordination of maintenance access arrangements

RAIL INTERFACE MANAGEMENT · ONE COORDINATED TEAM, CONCEPT TO COMPLETION

A trusted partner in rail.

For 25+ years, Sterling has supported Australia's rail networks across the full asset lifecycle, from investigation and design to construction, maintenance and renewal.

1998
YEAR ESTABLISHED

25,000+
PROJECTS DELIVERED

150+
PEOPLE

Who we support.

Developers & investors

Understand how rail constraints shape yield, feasibility and delivery, with the rail workstream coordinated throughout.

Builders & delivery partners

Price and plan with confidence:

tender inputs, methodology, occupations and operator coordination.

State agencies & landowners

Unlock housing and precinct opportunities while protecting operational rail assets.

WHEREVER DEVELOPMENT MEETS THE RAIL NETWORK

- Individual sites
- Activity centres & station precincts
- Growth areas

Discuss your site, construction scope or precinct opportunity.

Melbourne · Brisbane · Rockhampton

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