

**RailCorp Property**  
PO Box K349  
Haymarket NSW 1238  
Tel: (02) 8922 4062 Fax: (02) 8922 4890  
Email: [kelly.mckellar@railcorp.nsw.gov.au](mailto:kelly.mckellar@railcorp.nsw.gov.au)

24 May 2012

The Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: Andrew Hartcher**

Dear Sir/Madam,

**Shoalhaven Starches Gas Pipeline Project, Bomaderry  
Concept Plan Application (MP 10\_0169) & Project Application (MP 10\_0170)**

I refer to the Department of Planning & Infrastructure's letter dated 16 April 2012 regarding the proposed development at the above address.

RailCorp's preliminary review of the information provided identified the following issues and asks that they be addressed.

- In relation to Annexure 3 - Government Agency Review of Environmental Assessment under heading "Issues raised by RailCorp" the reference to Table 29 is incorrect and should refer to Table 39.
- In relation to the RailCorp issues within Table 39 Actions 13.5 & 13.6 should be undertaken prior to construction not prior to commissioning as proposed as some of the issues covered in the agreement mentioned in the Actions would incorporate construction issues as well.
- Additionally there is no reference in the Environmental Assessment to the point raised in our letter of 27 October 2011 paragraph 2 regarding the requirement to comply with our Guidelines for Minor Underbores that is a supplement of SPC 207 and the need for these requirements to be provided in detail for assessment. It is noted however this was mentioned briefly in the earlier received Contamination and Geotechnical Assessment we received for comment. RailCorp requires that this issue be addressed in the conditions of consent for this proposal.

Yours sincerely,



Kelly McKellar  
Assistant Town Planner  
RailCorp Property

Attachment:

A) RailCorp Submission Letter to Shoalhaven Starches Adequacy Assessment 27-10-11

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27 October 2011

The Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001



**COPY**

**ATTENTION: David Mooney**

Dear Sir/Madam,

**Shoalhaven Starches Gas Pipeline Project, Bomaderry  
Concept Plan Application (MP 10\_0169) & Project Application (MP 10\_0170)**

I refer to the Department of Planning & Infrastructure's letter dated 17 October 2011 regarding the proposed development at the above address.

Rail Corporation New South Wales (RailCorp) has reviewed the proposal and advises that at present there is not enough information provided to undertake an assessment of the crossings possible impacts on the rail corridor. The Contamination and Geotechnical Assessment provided makes reference to the project needing to comply with our Guidelines for Minor Underbores that is a supplement to SPC 207 however RailCorp will need these requirements to be provided in detail to undertake a full assessment of the project in so far as it may relate to the crossing on RailCorp land.

RailCorp's preliminary review of the information provided identified the following issues and asks that they be addressed in the conditions for this proposed development.

**1. Property & Title Search and Survey**

In order to protect RailCorp's facilities, it is important that the Applicant accurately defines and locates the property boundaries between the development and RailCorp's facilities, and defines the location of the proposed works/development in relation to RailCorp's facilities. This requires the Applicant to undertake a full Property & Title search and physical surveys and to provide the information to RailCorp. This information is critical to the assessment by RailCorp of all aspects of the development proposal. It is therefore requested that the Department of Planning & Infrastructure include the following condition of consent:

- *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 RailCorp's representative.*

## **2. Services Searches**

It is imperative that the Applicant identifies the existence of any existing RailCorp services (such as pipes and cables) and structures within their development area by initiating the appropriate service searches. Where RailCorp services exist within the development site, the Applicant must enter into discussion, and reach agreement with RailCorp regarding the accommodation of the services.

In addition, where physical intrusion into the corridor is required (e.g. stormwater connections, rock anchors) there may be conflict with existing RailCorp services in the corridor. It is imperative that the Applicant identifies the existence of any RailCorp services and structures within the area of the corridor affected. It is therefore requested that the Department of Planning & Infrastructure include the following condition of consent:

- *Prior to the issue of a Construction Certificate the applicant shall undertake a services search 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 signaling. Should rail services be identified within the subject development site the Applicant must discuss with the Rail Authority as to whether these services are to be relocated or incorporated within the development site.*

## **3. Stray Currents and Electrolysis from Rail Operations**

Stray currents as a result of rail operations may impact on the structure of the development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings. It is requested that the Department of Planning & Infrastructure include the following condition of consent:

- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*

## **4. Track Possessions and Power Outages**

The Developer appears to need track possessions (the stopping of trains running on adjacent tracks) and/or power outages (shutting of power to RailCorp's facilities) to be able to undertake the proposed construction and installation work. This will require the Developer to enter into a Deed with RailCorp, enabling his work to be planned and to

proceed in a safe and controlled manner. In this regard the Developer should be referred to the Rail Corridor Management Group (RCMG) for further details.

## **5. Demolition, Excavation and Construction Impacts**

During demolition, excavation and construction, there is a need to ensure that there will be no adverse impact on the integrity of RailCorp's facilities, or the operation of the network. It is requested that the Department of Planning & Infrastructure include the following condition of consent:

- *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 the RailCorp for review and comment on the impacts on rail corridor. The Principle Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from the RailCorp confirming that this condition has been satisfied.*
- *No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.*

## **6. Maintenance of Development**

Maintenance activities must not impact adversely on RailCorp's facilities or operations. It is requested that the Department of Planning & Infrastructure include the following condition of consent:

- *The developer must provide a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The maintenance plan is to be submitted to RailCorp prior to the issuing of the Occupancy Certificate. The Principle Certifying Authority shall not issue an Occupation Certificate until written confirmation has been received from RailCorp advising that the maintenance plan has been prepared to its satisfaction.*

## **7. Requirement for the Applicant to enter into a Deed with RailCorp**

The proposed development has the potential to impact the safety, integrity and operation of RailCorp's network. It is requested that the Department of Planning & Infrastructure include the following condition of consent:

- *The developer is required to enter into an agreement with RailCorp defining the controls to be implemented in managing the access required and/or the potential impacts of the development on RailCorp, and the involvement of RailCorp staff in ensuring appropriate the appropriate safety and technical standards are complied with throughout the development.*

Finally, it is asked that Council forward to RailCorp a copy of the final development consent to enable RailCorp to monitor the Applicant's compliance with rail related conditions of consent.

Thank you for providing RailCorp the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Kelly McKellar".

Kelly McKellar  
Assistant Town Planner  
RailCorp Property

Attachment:

A) Track Monitoring Requirements for Undertrack Excavation (SPC 207)