

Our Ref: 106062-01 Letter 006

Your Ref:



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Stockland Group
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**RE: COMMENTS TO ADDRESS DEPARTMENT OF PLANNING AND AGENCY
SUBMISSION FOR THE SANDON POINT CONCEPT PLAN**

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We are pleased to make the following comments to address issues raised by Wollongong City Council and Railcorp on Stockland's Concept Plan Application for the Sandon Point Project as follows:

1. **Wrexham Road Railway Overbridge** – Cardno Forbes Rigby has made application to Railcorp, on behalf of Stockland, to design and construct a bridge over the railway at Wrexham Road. This application is to allow a Deed to be drawn up to cover the demolition of the existing bridge, design and construction of the new bridge, earthworks in the rail corridor, relocation of services, acoustic fencing etc along the whole length of the Sandon Point development from Point Street to Wrexham Road. We have further liaised with Railcorp's Joe O'Brien, the Administrative Supervisor for the Rail Corridor Management Group, who is positive with our application and will issue a letter outlining the requirements to gain approval.

We will also initiate discussions with Wollongong City Council once Railcorp's response has been received. Council will be part of the approval process for the design of the bridge as it is proposed that Council will take ownership of the structure once complete. This will be a similar process to the Haywards Bay Estate, where Council has taken ownership of the new bridge over the South Coast Railway. Council were part of the design approval process and a stratum lot was created that encapsulated the bridge structure into Council's road reserve but left the rail space below in Railcorp's control.

2. **Services and Structures Search in Rail Corridor** – As part of the application process for the Wrexham Road overbridge we will undertake an extensive search through the rail corridor to identify any services or structures that will require relocation to allow for the bridge, earthworks and acoustic fencing. This will be undertaken as part of the Project Application submission when we will have a clear set of requirements from Railcorp and when we have prepared our concept bridge plans.



3. **Lighting design/non-reflective materials to minimise distraction to drivers** – This has been noted, however it is a detail that will be addressed at Project Application stage and with consultation with Railcorp.
4. **Structural Adequacy of Existing Rail Bridges** – Cardno Forbes Rigby are liaising with Cardno Bridges in Sydney to undertake a load rating on the existing Wrexham Road and Sturdee Street bridges to ensure their structural adequacy for construction traffic. The Wrexham Road bridge will be replaced in Stage 1 of the Sandon Point development. Therefore, it will be used primarily to deliver the new bridge elements prior to the existing structure being demolished. The report regarding its structural integrity will be issued to Railcorp for their assessment and any temporary bracing of the bridge will be undertaken at Stockland's cost. The Sturdee Street bridge will also be assessed, however it must be noted that it is currently being used for heavy industrial traffic for the Cookson Plibrico factory located on the future ARV site and, therefore, should be able to accommodate the additional construction traffic.
5. **Proposal for a quadruplication of rail line** – We were unaware of this proposal, however we assume that the rail corridor can accommodate the additional tracks without the need to acquire land from the Sandon Point development site. The bridge design will need to make allowance for any future rail upgrade and duplication. We will liaise with Railcorp as part of the application for the new bridge at Wrexham Road.

Yours faithfully



Peter Moy (Principal)
for **Cardno Forbes Rigby**