

RailCorp Property
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6 August 2012

Director-General
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

ATTENTION: Amy Watson

Dear Sir/Madam,

DEVELOPMENT APPLICATION – MP10_0101 MOD 1
21-35 Treacy Street, Hurstville

I refer to your Department's letter dated 10 July 2012 regarding the proposed development at the above address.

Rail Corporation New South Wales (RailCorp) has reviewed the proposal and has concerns with the proposed reduction in setback along the rail corridor.

The setback that was originally approved was requested to enable the proponent to excavate and shore up the basements without using RailCorp land (including the avoidance of rock anchors within the rail corridor). The setback as currently approved would enable the proponent to retain the excavated site with the use of rock anchors located wholly within their land.

With the proposed reduction in setback RailCorp's concern relates to the stability of the rail corridor and how the proponent will retain the excavated site without causing any movement within the rail corridor, especially as the use of rock anchors will no longer be possible.

Your Department is advised that if this proposal was lodged as a Development Application it would require concurrence under Clause 86 of State Environmental Planning Policy (Infrastructure) 2007. In order for the proponent to obtain RailCorp's concurrence the proponent would have to provide RailCorp with a geotechnical report, excavation and construction methodology, construction drawings showing the proposed shoring and a Finite Element (FE) numeric analysis to assess any ground movement. RailCorp would review and endorse these documents prior to issuing its concurrence to enable the DA to be approved by the consent authority.

In order for RailCorp to accept the proponent's reduction in setback these above listed items would need to be submitted and assessed by RailCorp. However, as the proponent has not provided such documents RailCorp raises its objection to this modification and requests your Department to retain the originally approved setback for the basement.

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 'Jim Tsirimiagos', is written over a horizontal line.

Jim Tsirimiagos
Manager, Land Use & Planning
RailCorp Property