

ATTACHMENT F4

DEALINGS WITH RAILCORP

RailCorp Property
PO Box K349
Haymarket NSW 1238

10 September 2012

Mr Lindsay Hunt
Colston Budd Hunt & Kafes Pty Ltd
Suite 1801
Tower A, Zenith Centre
821 Pacific Highway
CHATSWOOD NSW 2067

Dear Mr Hunt,

RE: OWNERS CONSENT FOR THE LODGMENT OF A PART 3A CONCEPT PLAN –
COLUMBIA PRECINCT, HOMEBUSH.

I refer to your request for RailCorp's consent to lodge a Part 3A Concept Plan application with the Department of Planning and Infrastructure. The Concept Plan proposes some minor road access works at the entry to RailCorp's Strathfield Triangle depot off Columbia Lane.

RailCorp has reviewed the proposed works identified in your Concept Plan and RailCorp is prepared to consent to the lodgment of an application for these works only, subject to the conditions listed in Attachment A.

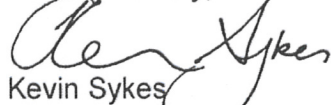
Please note that the submittal of this letter with an application to the Consent Authority will be considered as your acceptance of the conditions listed in Attachment A and your agreement to provide the required documentation at the intervals specified.

RailCorp advises that it reserves the right to review and comment on the application if and when it is placed on public exhibition and may request the attachment of certain conditions of consent on any approval.

In addition, this consent does not give you the right to commence work on RailCorp land without obtaining further approval from RailCorp.

Should you have any enquiries relating to RailCorp issues please do not hesitate to contact Jim Tsirimiagos on 8922 1987.

Yours sincerely,



Kevin Sykes
General Manager Property

Attachment A**General:**

1. *Land owner's consent is provided for proposed access works to RailCorp's depot off Columbia Lane as indicated in the following plan:*
 - *Indicative Design Site Plan – Drawing No. A.002 Issue B dated 18/10/11.*
2. *No amendments will be made to the proposed works without RailCorp's prior written consent which RailCorp may, in its absolute discretion, withhold or in respect of which RailCorp may impose conditions.*
3. *That a copy of this letter be included with your application to the Consent Authority.*
4. *The ability to undertake maintenance and emergency activities by RailCorp, Transport for NSW (TfNSW), or any entity authorised by RailCorp or TfNSW, shall not be hindered.*
5. *That RailCorp's land owner's consent be obtained for the lodgement of subsequent Project or Development Applications.*

--o0o--

Lindsay Hunt

From: Lindsay Hunt
Sent: Tuesday, 10 July 2012 3:35 PM
To: jim.tsirimiagos@railcorp.nsw.gov.au
Cc: Peter Hinteregger
Subject: FW: Columbia Lane/Precinct Redevelopment Homebush
Attachments: copier@cbhk.com.au_20120710_150734.pdf; MottMacRoadworksPlanA.pdf; A250_a (2).pdf; A251_a.pdf; A254_a.pdf; A252_a.pdf; A253_a.pdf; swepts 120510 figs 1-2.pdf

Dear Jim,

Please see attached documents in follow-up of our meeting last week as promised.

- (i) My letter requesting RailCorp's owner's authority to the Concept Plan Application
- (ii) MottMac indicative engineering plan for the upgraded George Street/Parramatta Rd intersection (1 sheet)
- (iii) Development staging plans for the Columbia Precinct project (5 Sheets)
- (iv) Swept paths for relevant 19m semi trailer access to your land at the two key stages (2 sheets in the single attachment)

I hope the letter is self-explanatory, however if not, please ring me direct to avoid further delay.

Regards,

Lindsay Hunt

Colston Budd Hunt & Kafes Pty Ltd
 Suite 1801 - Tower A, Zenith Centre
 821 Pacific Highway
 Chatswood NSW 2067
 PO Box 5186
 West Chatswood NSW 1515
 Phone: (02) 9411 2411
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 Thank you.

From: Lindsay Hunt
Sent: Thursday, 28 June 2012 4:31 PM
To: 'jim.tsirimiagos@railcorp.nsw.gov.au'
Cc: Peter Hinteregger; Peter Mayoh (peter.m@pdmayoh.com.au)
Subject: Columbia Lane/Precinct Redevelopment Homebush

Dear Jim,

Thanks for taking my call today. As discussed, and further to your letter to Caroline Owen at the dept of Planning, we would like to meet with the appropriate people in Railcorp to discuss the proposed redevelopment of the Columbia Precinct lands north of your land, and to show how it is intended to retain 24-hour site access to your land during construction staging. I attach a concept plan of the Parramatta roadworks as requested by RMS and prepared by MottMacdonald for background information, and will bring further plans to the meeting showing full site roads, staging and swept paths. With that in mind we would be grateful if you could advise how often your trucks have needed to visit the Railcorp site during the past year, and of what size, if that is possible please.

That meeting would also be a good opportunity to go through the other matters also raised in your letter to the Dept. I have pencilled in 2.30 pm next Wednesday at your Haymarket offices as discussed, please confirm that still suits and we will see you then

Regards,

Lindsay Hunt

Colston Budd Hunt & Kafes Pty Ltd
Suite 1801 - Tower A, Zenith Centre
821 Pacific Highway
Chatswood NSW 2067
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Thank you.

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: LBH/7453.2/ek

5 July, 2012

Transport Planning
Town Planning
Retail Studies

The Secretary
Railcorp NSW
PO Box K349
HAYMARKET NSW 1238

Attention: Mr Jim Tsirimiagos, Railcorp Property

Dear Mr Tsirimiagos,

RE: PART 3A MAJOR PROJECT CONCEPT PLAN APPLICATION
COLUMBIA PRECINCT HOMEBUSH
REQUEST FOR RAILCORP OWNER'S AGREEMENT

1. I would like to thank Chris Bailey and yourself for meeting with project architect Peter Hinteregger and me on Wednesday July 4. I trust you found it of assistance in better understanding the nature of the proposed development and the way in which the project has been designed to achieve continued and improved road access to the Railcorp depot adjoining the south-east corner of the Columbia Precinct Land.
2. As discussed, the development will include minor access works adjoining the entry to the RailCorp site and on the entry land itself, and RailCorp's agreement to the project application will need to be provided if Concept Plan approval is to be granted. *[As noted, there will need also to be Development Applications lodged and approved before any Construction Certificates can be obtained and physical works commenced. Accordingly, further RailCorp owner's approval will be required at that time, when more detailed design and specifications will be provided.]*
3. To enable your further consideration of our request for RailCorp owner's authority, I enclose the following documents for your file, as tabled at Wednesday's meeting:-
 - a) Overall Site Concept Plan, showing ultimate intended site arrangement for which Part 3A Concept Plan Approval is sought;
 - b) Indicative Engineering Design of Parramatta Road/George Street intersection, prepared by Mott Macdonald, (RMS approval pending);

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
Directors - Geoff Budd - Lindsay Hunt - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbhk@cbhk.com.au

Colston Budd Hunt & Kafes Pty Ltd

- c) Development Staging Plans;
- d) Swept paths of 19 metre semi-trailers illustrating the two changes pertinent to RailCorp's present vehicle access down Columbia Lane.

4. Key attributes of the proposed access arrangements are as follow:-

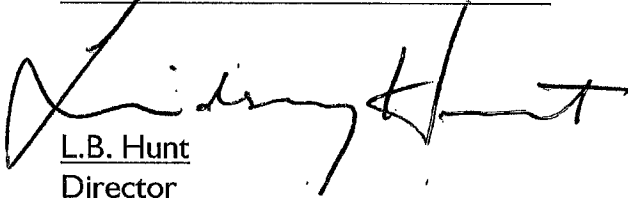
- Permanent semi-trailer access to RailCorp land will be guaranteed;
- The upgraded George/Parramatta Road intersection will allow semi-trailers to access the RailCorp land from both east and west, compared with the present situation where only eastbound movements can be accommodated;
- The roundabouts proposed within the development site will be mountable, without kerbs, and designed to applicable Standards;
- The road pavements will be constructed to structural engineering standards designed to sustain loads generated by laden semi-trailers.

5. We also note your comment that the new George Street should be a public road in order to guarantee 24 hour access in perpetuity, and that any RailCorp owner's agreement to the project application is likely to be conditioned that way. In this regard it is probable that the first 20 metres of George Street south of Parramatta Road will be dedicated as public road and placed under the care and control of the RMS to protect intersection operation. The balance though to RailCorp's land would be anticipated to be public road in Council ownership, given that the road will serve more than the development site alone. Although that is our expectation, no formal Council agreement has been provided as at the time of writing.

6. We look forward to RailCorp's early response indicating your agreement by letter to the above, accordingly if any questions should arise please do not hesitate to call the undersigned direct.

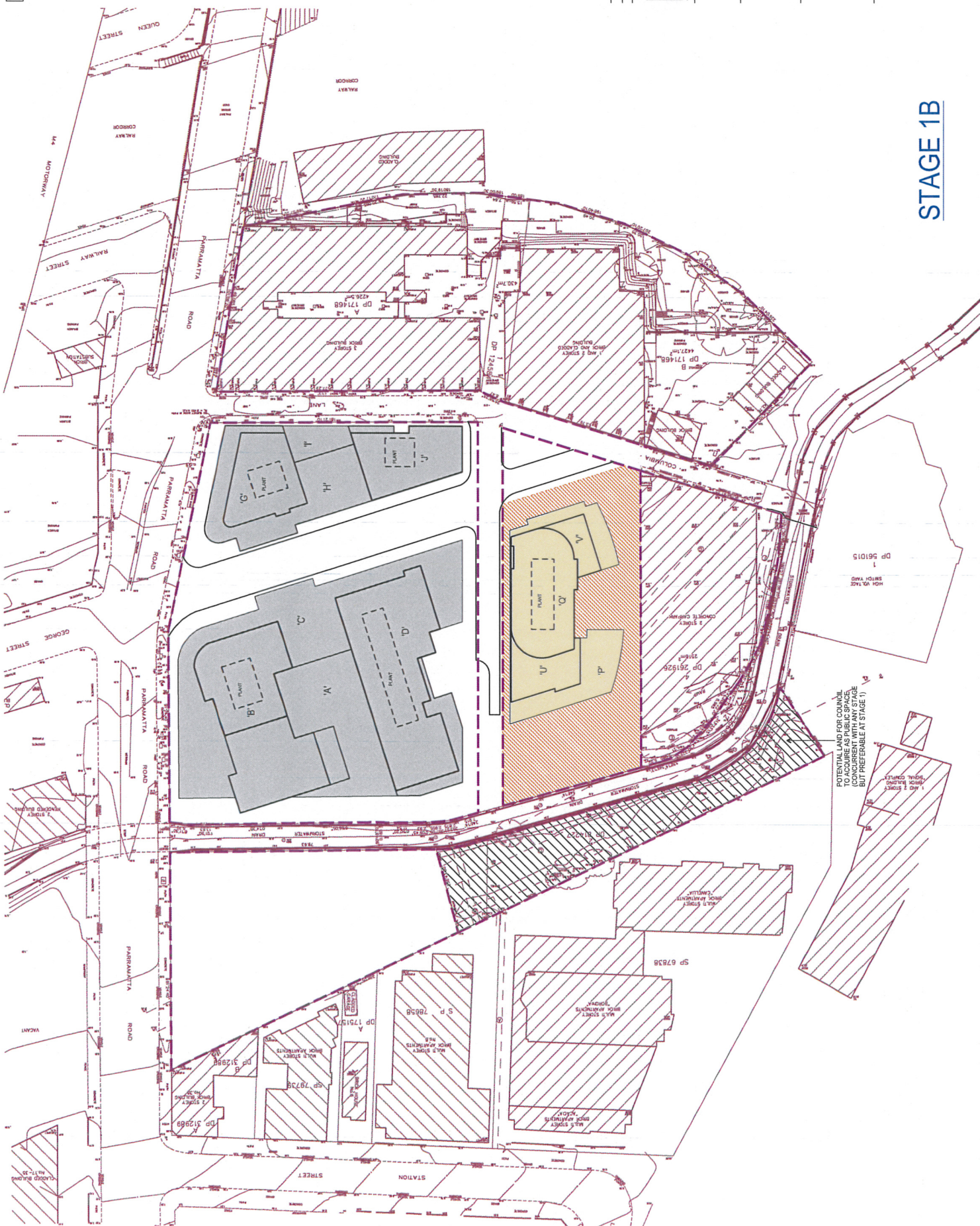
Yours faithfully,

COLSTON BUDD HUNT & KAFES



L.B. Hunt
Director

Enclosed Plans



POTENTIAL LAND FOR COUNCIL
TO ACQUIRE AS PUBLIC SPACE
(CONCURRENT WITH ANY STAGE
BUT PREFERABLE AT STAGE 1)

True North



Scale: 1:500 @ A1
1:1000 @ A3

DATE: 0834

CHORD: PH

DRIVE: T_L TT

DRUG NO. A.251

ISSUE: A

STAGE 1B

A	ISSUE FOR INFORMATION	09.07.12
Issue	Amendment Description	Date

PD MAYOY PTY LTD
ABN 1678294966
Peter Mayo, Regd. Architect No 3718
Arthur Gattell, Regd. Architect No 4340
50 Spenshall Avenue
P.O. Box 5488
Fremantle, Western Australia 6150
Northbridge NSW 2063
P.O. Box 8424
www.pdmayoyarchitects.com.au

Clients

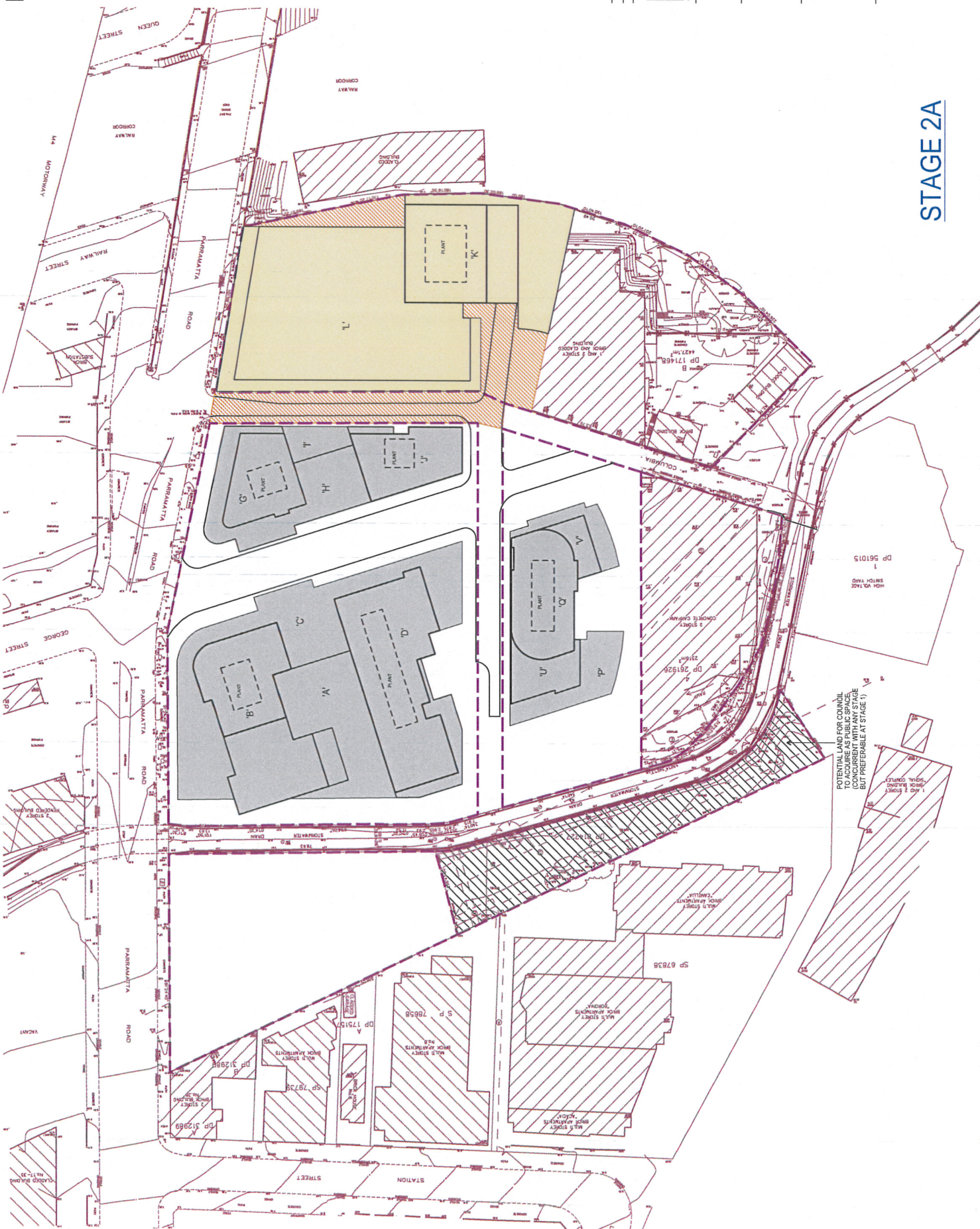
David Lhuete Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

Drawing Title

STAGING DIAGRAMS -
STAGE 1B

Project
CONCEPT PLAN APPLICATION FOR :
columbia**precinct**
regeneration
HOMEBUSH
8-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

Form Number	Scale 1-500 @ A4	Job No.	0034
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POTENTIAL LAND FOR COUNCIL
TO ACQUIRE AS PUBLIC SPACE
(CONCURRENT WITH ANY STAGE
(BUT PREFERABLE AT STAGE 1))

True North

Scale: 1:500 @ A1
1:1000 @ A3

JOB NO. 0834

Chemical: PH Dye: TL TT Issue: A

Drug No.: A.252

N

STAGE 2A

A	ISSUE FOR INFORMATION	09.07.12
Issue	Amendment Description	Date

PD MAYOH PTY LTD
ABN 157889294005
Peter Mayoh, Reg'd. Architect No 3788
Arthur Cartell, Reg'd. Architect No 4349
50 Swanwater Avenue
P (02) 8618 6448
F (02) 8618 6424
info@mayohprojects.com.au
www.mayohprojects.com.au

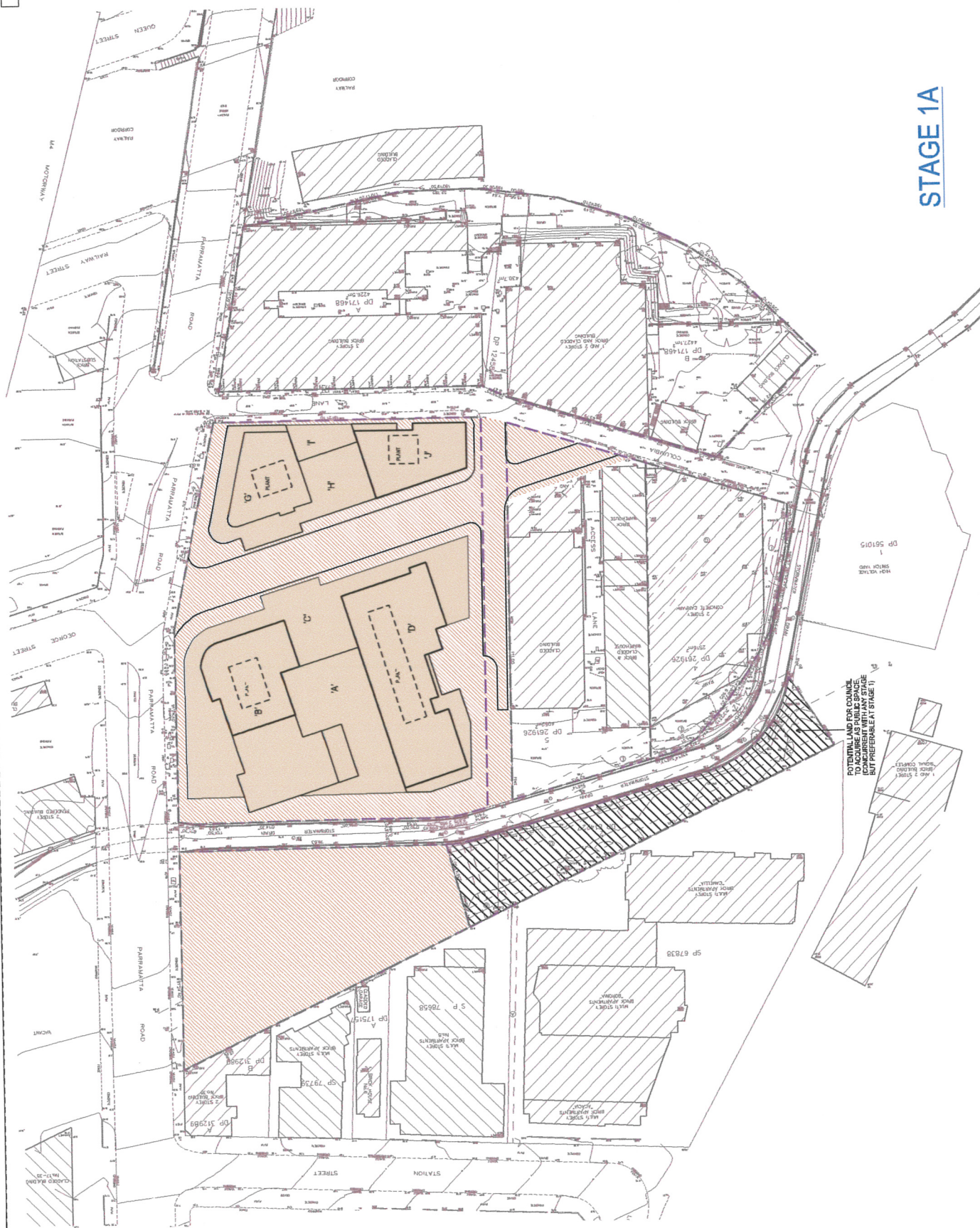
David Lhuède Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

STAGING DIAGRAMS - STAGE 2A

Project
CONCEPT PLAN APPLICATION FOR :
columbia
precinct
regeneration
HOMEBUSH

2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

FOR INFORMATION ONLY



STAGE 1A

A.250

Trac North	Exhibit 1500	Exhibit A1	Job No.	0834
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CONCEPT PLAN APPLICATION FOR:
columbia precinct
regeneration

Product

STAGING DIAGRAMS - STAGE 1A

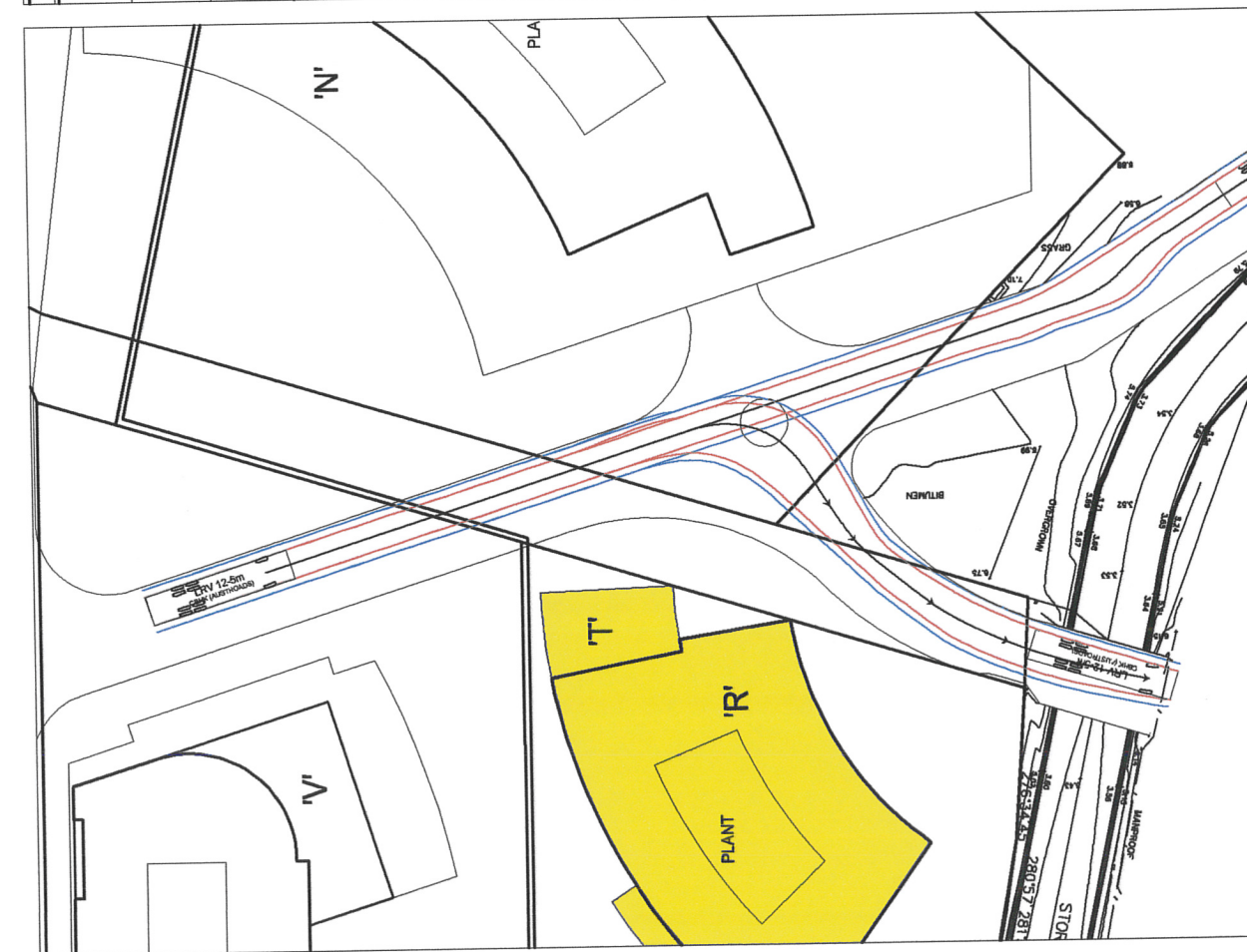
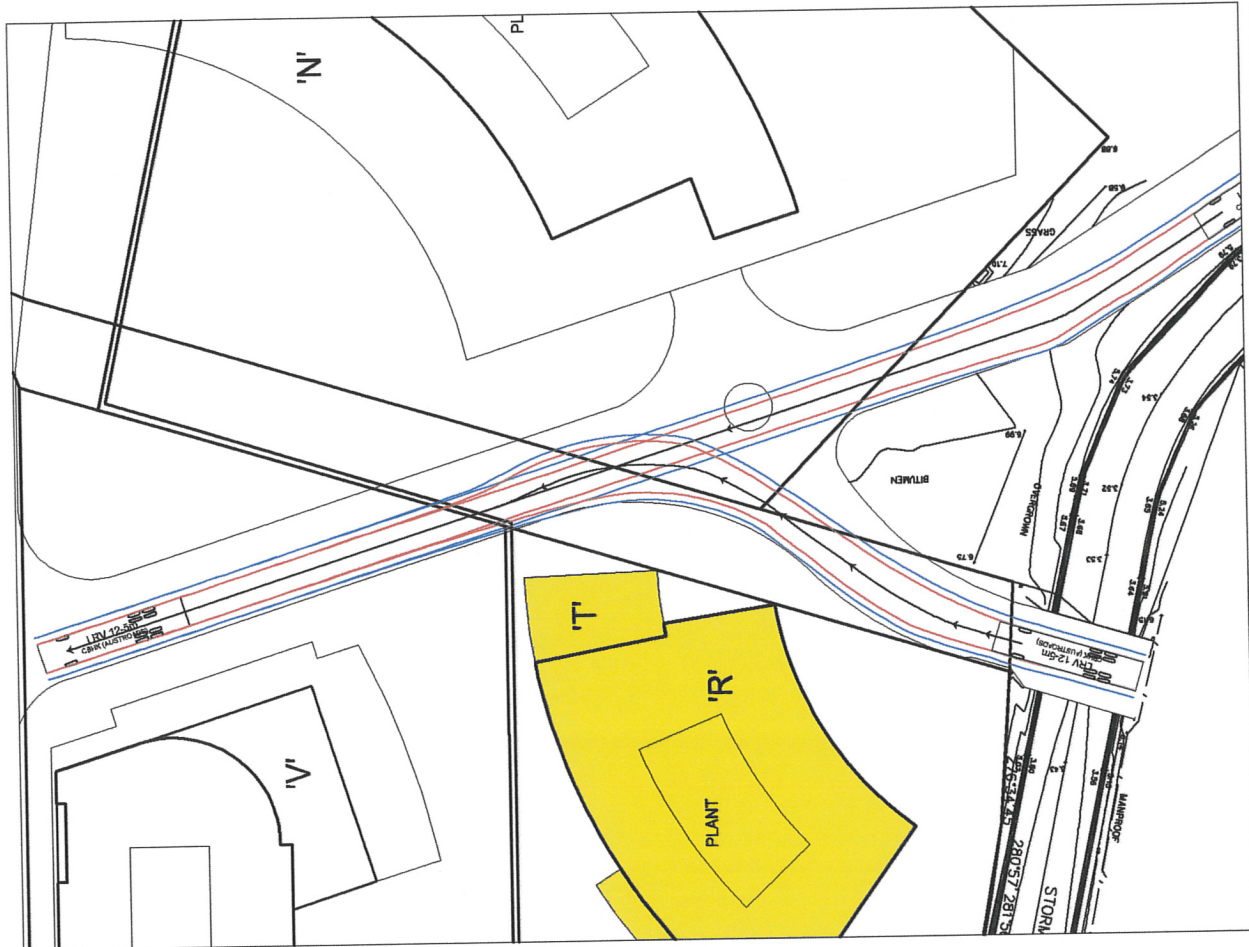
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David Lluende Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Tat Phong Properties Pty. Ltd.

client PD MAYOH PTY LTD

ISSUE FOR INFORMATION	NO. 1, 2
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5000



NOTE:
 SKETCH PLAN ONLY. PROPERTY BOUNDARIES, UTILITIES, KERBLINES & DIMENSIONS ARE SUBJECT TO SURVEY AND FINAL DESIGN. TRAFFIC MEASURES PROPOSED IN THIS PLAN ARE CONCEPT ONLY AND ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.

— Swept Path of Vehicle Body
 — Swept Path of Clearance to Vehicle Body

12.5m LARGE RIGID VEHICLE SWEEP PATHS - STAGE 2B

