

30 November 2012

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

ATTENTION: Caroline Owen

Dear Sir/Madam,

MAJOR PROJECT- MP 10_0143
Request for Provision of Key Issues and Assessment Requirements-
Columbia Precinct, 2-20 Parramatta Road & 11-13 Columbia Land, Homebush

I refer to the above matter that is currently being assessed by your Department.

RailCorp has assessed the Concept Plan Preferred Project Report and requests that the conditions provided in Attachment A be imposed on the approval issued by your Department.

RailCorp also requests that your Department forward to RailCorp a copy of the final concept plan approval for its records.

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

Yours sincerely,



Jim Tsirimiagos
Manager Land Use and Planning
RailCorp Property

Attachment A

Property & Title Search and Survey

- *Prior to the lodgement of any future Development Application the Proponent/Applicant shall provide an accurate survey locating the development with respect to the rail boundary, easements and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of RailCorp's representative.*

This survey is to also identify any existing or proposed encroachments into RailCorp land or easements. The Proponent/Applicant is to liaise with RailCorp regarding the removal or retention of any existing encroachment, and RailCorp's consent for any future encroachments.

The Proponent/Applicant is to submit written evidence from RailCorp that this condition has been met with any future Development Application.

Corridor Protection

- *Prior to the lodgement of any future Development Application seeking approval for any structure within 25m of the rail corridor that involves ground penetration of greater than 2m, the Applicant is to prepare the following items for RailCorp approval/certification/endorsement the following items:*
 - *Geotechnical and Structural report/drawings that meet RailCorp's requirements. The Geotechnical Report must be based on actual borehole testing conducting on the site closest to the rail corridor.*
 - *Construction methodology with construction details pertaining to structural support during excavation.*
 - *Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. All measurements are to be verified by a Registered Surveyor.*
 - *Detailed Survey Plan showing the relationship of the proposed developed with respect to RailCorp's land and infrastructure.*
 - *If required by RailCorp, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.*

It should be noted that if a Development Application is submitted that RailCorp's concurrence in accordance with Clause 86 of State Environmental Planning Policy (Infrastructure) 2007 will be required.

Drainage

- *Stormwater drainage from the site is to be appropriately managed and not allowed to discharge into the rail corridor unless prior RailCorp agreement has been obtained. The Applicant is to include a stormwater concept plan with any future Project Application or Development Application*

Noise and Vibration

- *Prior to the lodgement of any future Development Application seeking approval for any future residential building an acoustic assessment is to be submitted prepared demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".*

The acoustic assessment is to also take into account noise impacts that may emanate from the proposed Northern Sydney Freight Corridor.

Balconies and Windows

- *Given the possible likelihood of objects being thrown onto the rail corridor from future buildings, all balconies that are within 20m of the rail corridor are to incorporate adequate measures that prevent the throwing of objects onto the rail corridor or are to be entirely enclosed. The measures to be utilised are to be endorsed by RailCorp in writing prior to the lodgement of an application seeking development approval for any future building.*
- *Given the possible likelihood of objects being thrown onto the rail corridor from future buildings, all windows that are within 20m of the rail corridor are to incorporate mechanisms that limit the opening of windows to prevent the throwing of objects onto the rail corridor. The measures to be utilised are to be endorsed by RailCorp in writing prior to the lodgement of an application seeking development approval for any future building*

Reflective material

- *Future structures located along the rail corridor are not to utilise any reflective material, such as mirrored glass or metal finishes without the written endorsement of RailCorp.*

Fencing and Landscaping

- *Prior to the lodgement of the first Project Application or Development Application for either subdivision or building construction, the Applicant is to prepare design guidelines regarding the fencing to be used/constructed along the entire common boundary with the rail corridor. The fencing guidelines and specifications are to be endorsed by RailCorp prior to the lodgment of the first application for either subdivision or building construction. This fencing is to be installed in accordance with the endorsed guidelines and specifications prior to the commencement of a building construction.*

- *All landscaping within 20m of the rail corridor is to meet RailCorp requirements. RailCorp's Biodiversity Specialist is to be contacted to obtain details of appropriate tree and plant species.*

RailCorp Access

- *Prior to the lodgement of any future Development Application the Proponent/Applicant shall obtain RailCorp's requirements regarding the width of the road providing access to RailCorp's depot site.*

The Proponent/Applicant is to incorporate RailCorp's requirements in the Project Application or Development Application that creates the road access, and also submits written evidence from RailCorp that this condition has been met.

RailCorp Land Owner's Consent

- *Prior to the lodgement of any future Development Application the Proponent/Applicant shall obtain RailCorp's land owner's consent for any works on RailCorp land.*

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