

15 March 2013

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

ATTENTION: Sarah Kelly

Dear Sir/Madam,

**PREFERRED PROJECT REPORT - CONCEPT PLAN (MP08_0207)
AVON & BEECHWORTH ROADS, PYMBLE**

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

As the owner of the adjoining rail corridor RailCorp has undertaken a comprehensive review of the Environmental Assessment Report, Response to Submissions and the Preferred Project Report that was submitted by the Proponent. RailCorp has also reviewed the comments submitted by RailCorp on 10 February 2011.

RailCorp notes the comments provided by the Proponent in the Response to Submissions document in relation to the RailCorp requirements provided on 10 February 2011. RailCorp advises that some of the previous RailCorp requirements are no longer applicable to the Concept Plan and are more relevant to the future Project Application stages.

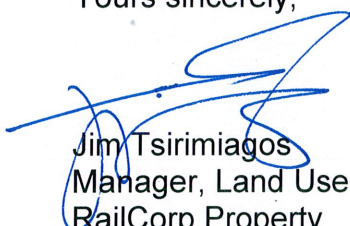
RailCorp also advises that whilst the Proponent has provided some of the required documentation (eg geotechnical and acoustic reports) that these are still required to be submitted for each Project Application and contain specific details relevant for each development proposal contained in that Project Application.

The conditions that RailCorp now requests to be imposed on the Concept Plan are provided in Attachment A. Your Department will note that the conditions in Attachment A in some cases contain specific references to "Development Applications". This is to ensure that in the event the Proponent chooses to lodge a Development Application, RailCorp's requirements would still be applicable.

In addition, Attachment B contains RailCorp's response to the items to the Proponent's statements in relation to Carparking, Accessibility, and Impact on Stations

Please contact me if you have any further enquires.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Jim Tsirimiagos".

Jim Tsirimiagos
Manager, Land Use and Planning
RailCorp Property

Attachment A

Property & Title Search and Survey

- *The Applicant shall provide an accurate survey locating the proposed development with respect to the rail boundary and rail infrastructure with every Project Application or Development Application along the rail corridor boundary. This work is to be undertaken by a registered surveyor, to the satisfaction of RailCorp's representative.*

Corridor Protection

- *For any future Project Application or Development Application involving ground penetration (eg excavation, piling/piers) deeper than 2m in depth and within 25m of the rail corridor boundary, the Applicant is to include the following items with the Application:*
 - *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 prior to the determination of the development application.

Derailment protection

- *The Applicant is note that for any above ground structure located within 20m of the nearest rail track, that structure may be required to comply with Australian Standard AS5100.*

Drainage

- *Prior to the undertaking of any drainage works, the Applicant is to submit to RailCorp detailed stormwater and drainage details to RailCorp for review and endorsement. The proposed stormwater and drainage solutions are to ensure that there is no negative impact (incl. any restrictions) to the stormwater pipe located under the rail corridor.*

Noise and Vibration

- *For any future Project Application or Development Application seeking approval for any 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".*

Balconies and Windows

- *Given the possible likelihood of objects being thrown onto the rail corridor from future buildings, all balconies, windows and roof-top terraces that are located within 20m and face the rail corridor are to incorporate adequate measures that prevent the throwing of objects onto the rail corridor.*

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 undertaking of any works along the rail corridor boundary 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 commencement of works. 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.*

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Attachment A

Carparking

RailCorp notes the Proponent's response to this issue.

Accessibility

Whilst the Proponent has committed to upgrading the footpath links to Pymble Station, RailCorp requests that these links also contain appropriate lighting and comply with DDA requirements.

Impact on Stations

RailCorp notes the Proponent's response to this issue. However, whilst the development has been reduced and the Stage 1 application only involves 44 units, the development's overall total increase in the number of residents living in this area may still impact on Pymble Station. As such, it is requested that the Proponent liaise with Transport for NSW (as this function has been transferred from RailCorp to Transport for NSW) to ascertain if this proposal will trigger the need to upgrade Pymble Station, and the need for any developer contributions.

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