

CNSW



Transport
RailCorp

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14 September 2010

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

RECEIVED
16 SEP 2010
Director-General

ATTENTION: Luke Murtas

Dear Sir/Madam,

MAJOR PROJECT- MP10_0105
Request for Provision of Key Issues and Assessment Requirements- Project
Application for a mixed use development at Sites 2A and 3A, 40 Walker St, Rhodes

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

Rail Corporation New South Wales (RailCorp) has reviewed the draft Director-General Requirements and provides the following comments.

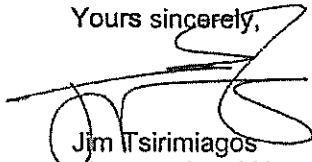
- That the D-G Requirement 5 be amended from '*...the provision of sufficient on-site parking for the proposal...*' to '*the consideration of reduced carparking to take into account the proximity of the site to Rhodes Station*'.
- RailCorp supports D-G Requirement 6 for the proponent to submit an acoustic report that meets your Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.
- That item 4 within Appendix B of the D-G Requirements also require the submittal of cross-section drawings showing the depth of any basements and footings/piers in relation to the rail corridor.
- That item 14 within Appendix B of the D-G Requirements to be amended to require the Geotechnical Report to be prepared meet RailCorp's "Standard Brief" should there be any excavation or ground penetration within 25m of the rail boundary.
- That the D-G requirements require the proponent to submit documentation as to how the requirements within your Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads* are addressed.
- That the D-G requirements also inform the proponent of the Northern Sydney Freight Corridor Program (NSFC). The NSFCP includes a number of infrastructure projects to improve freight and passenger rail services along the Main North Line between Sydney and Newcastle. This project will help reduce delays and improve capacity by separating freight and suburban passenger services.

The proponent should be aware that this project will result in more rail freight traffic on the Main North Line. The potential effects from the proposed development on the NSFC and the proposed measures to avoid or minimise those potential effects need to be addressed. The acoustic report and any other studies related to rail impacts need to take into account the future intensification of rail operations. The assessment of the design measures to take account of noise and vibration should be based on the future operation of the Main North Line following the completion of the NSFC project.

Finally, it is asked that the Department of Planning forward to RailCorp a copy of the final D-G Requirements and that the Environmental Assessment be forwarded for RailCorp review once submitted.

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 black ink, appearing to read 'Jim Tsirimiagos', written over a horizontal line.

Jim Tsirimiagos
Manager Land Use and Planning
RailCorp Property