

15 March 2013

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

ATTENTION: Sarah Kelly

Dear Sir/Madam,

**PREFERRED PROJECT REPORT -
STAGE 1 PROJECT APPLICATION (MP10_0219)
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.

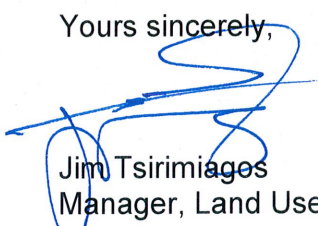
RailCorp notes the comments provided by the Proponent in the Response to Submissions document in relation to the RailCorp requirements provided on 10 February 2011. RailCorp advises that some of the previous RailCorp requirements are not applicable to this Stage 1 Project Application.

RailCorp also advises that whilst the Proponent has provided some of the required documentation (eg geotechnical and acoustic reports) that these will be required to be formally submitted to RailCorp prior to the issuing of a Construction Certificate or commencement of works, as the case may be.

The conditions that RailCorp now requests to be imposed on the Stage 1 Project Application are provided in Attachment A.

Please contact me if you have any further enquires.

Yours sincerely,



Jim Tsirimiagos
Manager, Land Use and Planning
RailCorp Property

Attachment A

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

- *The Applicant must incorporate in the development all the measures recommended in the Rail Noise and Vibration Assessment Report prepared by Sebastian Giglio (Ref Ref: 204218A/D02a) dated 17 December 2012. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate. The Principal Certifying Authority shall not issue the Construction Certificate until it has confirmed that the measures required to be installed have been indicated on the Construction Drawings.*

Electrolysis/Stray Currents

- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*

Cranes and other Aerial Operations

- *Prior to the issuing of a Construction Certificate the Applicant is to submit to RailCorp a plan showing all craneage and other aerial operations for the development and must comply with all RailCorp requirements. The Principle Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the RailCorp confirming that this condition has been satisfied.*

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