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**MASCOT COMMERCIAL – Botany Rail Upgrade  
Environmental Impact Statement Due Diligence**

Dear Lawrance,

Below is APG's initial review of the EIS documentation titled "Botany Rail Duplication EIS" supplied by the Australian Rail Track Corporation in relation to the asset property located at 241 O'Riordan Street, Mascot)

APG have conducted a high-level assessment of the EIS & noted areas of potential concern the proposed rail duplication works may pose to the building asset. A breakdown of the works, timing & potential impacts is supplied below.

**SCOPE OF WORKS**

- Track duplication – including construction of a new track within the rail corridor for about three kilometres.
- Track realignment (slewing) and upgrading – including moving some sections of track sideways (slewing) and upgrading some sections of track to improve the alignment of both tracks and minimise impacts on adjoining land uses.
- New crossovers – including construction of new rail crossovers to maintain and improve access at two locations (totalling four new crossovers)
- Bridge works – including construction of new bridge structures at Mill Stream, Southern Cross Drive, O'Riordan Street and Robey Street (adjacent to the existing bridges at these locations), and re-construction of the existing bridge structures at Robey Street and O'Riordan Street.
- Embankment/retaining structures – including construction of new embankment and retaining structures adjacent to Qantas Drive between Robey Street and O'Riordan Street and a new embankment between the Mill Stream and Botany Road bridges.

**TIMING**

End 2020 - End 2023

**WORK HOURS**

Monday to Friday: 7am to 6pm  
Saturday: 8am to 1pm  
Sundays & Public Holidays: No work

## POTENTIAL IMPACTS

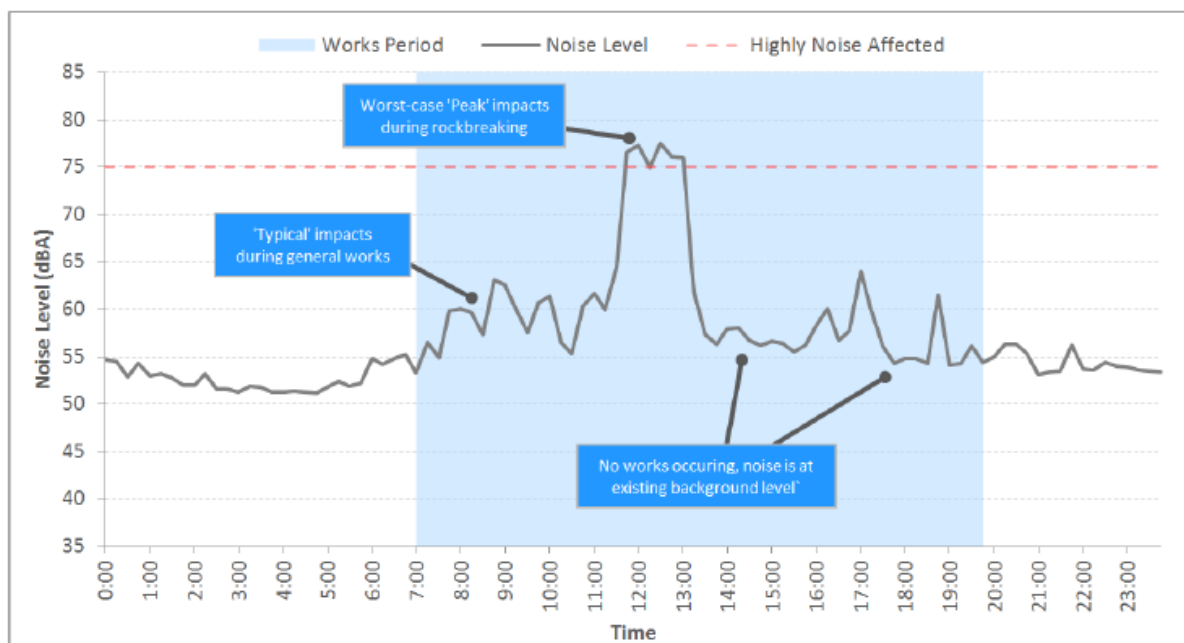
### Traffic Transport

- Closure of Robey Street & Closure of O'Riordan Street for Bridge Works (both streets would never be closed at the same time). This would be for a weekend period of 54-hours (11pm Friday to 5am Monday) taking place on 10 occasion over the 3-year construction period.
- Estimated 2.6% traffic increase during weekday construction
- Estimated 40% - 60% increase in traffic around building during weekend road closures
- No truck movement on Robey or O'Riordan St surrounding mascot commercial. Trucks to enter site from Joyce drive at the opposite ends of the Property Location.
- No public transport (bus & rail) will be affected due to construction works.

### Noise Vibration

- Noise - Will not exceed average dB levels for the area except for Rock-breaking activity during midday. Worst case scenario is a >20dB noise increase for the asset & occupants.

**Figure 9 Example of Indicative Construction Noise Levels during Rockbreaking**



- Levels of vibration required to cause cosmetic damage tend to be at least an order of magnitude (10 times) higher than those at which people can perceive vibration.
- Building asset is located within 5m of construction works therefore is susceptible to Cosmetic damage to the building due to heavy Plant machinery. Vibration measurements & dilapidation report should be taken at the start of works to determine cosmetic damage risk.

**Table 17 Recommended Minimum Working Distances from Vibration Intensive Equipment**

Plant Item	Rating/Description	Minimum Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline)
		Residential and Light Commercial (BS 7385)	Heritage Items (DIN 4150, Group 3)	
Vibratory Roller	<50 kN (1-2 tonne)	5 m	11 m	15 m to 20 m
	<100 kN (2-4 tonne)	6 m	13 m	20 m
	<200 kN (4-6 tonne)	12 m	15 m	40 m
	<300 kN (7-13 tonne)	15 m	31 m	100 m
	>300 kN (13-18 tonne)	20 m	40 m	100 m
	>300 kN (>18 tonne)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg (5 to 12 t excavator)	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg (12 to 18 t excavator)	7 m	15 m	23 m
Large Hydraulic Hammer	1,600 kg (18 to 34 t excavator)	22 m	44 m	73 m
Vibratory Pile Driver	Sheet piles	2 m to 20 m	5 m to 40 m	20 m
Pile Boring	≤ 800 mm	2 m (nominal)	5 m	n/a
Jackhammer	Hand held	1 m (nominal)	3 m	Avoid contact with structure

Note: The minimum working distances have been referenced from the Transport for NSW Construction Noise and Vibration Strategy (CNVS).

### Air Quality

- Potential for elevated PM2.5 concentrations to occur within 7 meters of dust generating construction works.
- Estimated that no incremental or total pollutants exceeding acceptable criteria limits would occur.

### Utility Disruption

- All affected utilities will be identified & moved to a safe location during the pre-construction phase.
- No utilities will be affected by works once construction commences.

**Biodiversity** - Not Read - APG do not envision this to be an issue.

### Contamination

- No asbestos has been identified within the soil samples collected from investigative bore holes. Envisioned not to be an issue.

**Flooding** - Read - No issues identified

**Groundwater** - Read - Lowering of water table by 2m around asset - no issues identified.

**Surface Water** - Read - No issues identified

**Non-Aboriginal Heritage** - Not Read - APG do not envision this to be an issue

**Aboriginal Heritage** - Not Read - APG do not envision this to be an issue

### **Landscape Visual**

- Vegetation along track line to be trimmed or removed during construction
- Mature trees to be removed on northern embankment between Robey Street and O'Riordan Street across the rail corridor from the Stamford Hotel.
- Works will result in a moderate adverse landscape impact during construction.
- Construction lighting to result in a minor adverse visual impact at night

### **Social**

- Subject to detailed design, operation of the project may lead to some ongoing amenity impacts as a result of noise and vibration. These would primarily impact residences near the existing rail corridor, including along Robey Street.

### **Health**

- Traffic - As above
- Noise - As above
- Air Quality - As above
- Contamination - As above

**Hazard Risk** - Not Read - APG do not envision this to be an issue.

**Climate Change** - Not Read - APG do not envision this to be an issue

From the above analysis the areas posing the greatest risk to the asset appear to be Changing traffic conditions & an increase in Noise/Vibration. Thus, APG recommend that Fort Street enquire about the specific management & mitigation techniques to be used in these areas surrounding 241 O'Riordan Street during construction.

Regards



Dylan Schmidt  
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