

Rail Estate
PO Box K349
Haymarket NSW 1238
DX 390 SYDNEY
Tel: (02) 9379 6136 Fax: (02) 9379 6160
Email: nlloyd@staterail.nsw.gov.au

31 May 2004

Committee Secretary
Joint Standing Committee on Public Works
Department of House of Representatives
Parliament House
CANBERRA ACT 2600

ATTENTION: Margaret Swieringa

Dear Sir/Madam,

**PROVISION OF FACILITIES FOR HEADQUARTERS JOINT OPERATIONS
COMMAND, NSW**

I refer to your letter dated 20 April 2004 regarding the proposed development at the above address.

RailCorp have reviewed the proposal and ask that the following issues be addressed for this proposed development.

1. Noise and Vibration

RailCorp is concerned that the future occupants of the development will encounter rail-related noise and vibration from the adjacent rail corridor. Rail noise and vibration can seriously affect residential amenity and comfort, and jeopardise the structural safety of buildings, and should be addressed early in the development process.

StateRail and Rail Infrastructure Corporation have published the following documents as part of a joint initiative aimed at managing rail noise and vibration impacts associated with development near the rail corridor:

Interim Guidelines for Councils – consideration of rail noise and vibration in the planning process. This aims to assist local government in considering and assessing rail noise and vibration as part of their strategic planning and development control functions.

Guidelines for Applicants - consideration of rail noise and vibration in the planning process. This aims to assist those involved in the planning and design of developments near the rail corridor.

These documents are available on www.ric.nsw.gov.au/publications or hard copies can be obtained by contacting:

Manager, Land Use and Planning
StateRail
Telephone: 02 9379 6142
Facsimile: 02 9379 6160



RailCorp

2. Fencing

To ensure that unauthorised entry into the rail corridor is prevented from this development, the boundary of the property adjoining the Rail Corridor is to be appropriately fenced.

3. Access to Rail Party's Facilities – Future Development

Future developments on the site must not prevent access to the Rail Party's Facilities for maintenance and support by Rail.

4. Increased Traffic across Level Crossing

The primary road access to the proposed development across the Rail Corridor must be in form of an Overbridge, with the design subject to RailCorp approval and construction to be conditioned to accommodate rail requirements, including possession and protection considerations. Access to the Rail Corridor from this road for maintenance purposes are likely to be required (subject to detailed design). It is advised to contact Stewart McCarthy Maintenance Manager Country South (telephone: 4827 1305) in regards to this.

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

Yours sincerely,



Natalie Lloyd
Town Planner, Land Use & Planning
Rail Estate