

2 December 2013

The General Manager
Waverley Council
PO Box 9
Bondi Junction NSW 1355

Attn: Beth Matlawski

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
DEVELOPMENT APPLICATION – DA-81/2013
241-245 Oxford Street & 2-2A Waverley Street, Bondi Junction**

I refer to the above development application requiring RailCorp's concurrence in accordance with clause 86(1) of the above SEPP.

RailCorp advises that the proposed development has been assessed in accordance with the requirements of Clause 86(4) being:

- a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

In this regard, RailCorp has taken the above matters into consideration and has decided to grant its concurrence to the development proposed in development application DA-81/2013, subject to Council imposing the conditions listed in Attachment A. Should Council choose to not impose the conditions in Attachment A, as written, then RailCorp's concurrence has not been granted for the proposed development.

Should you have any enquires about this matter further please contact Mr Jim Tsirimiagos on 8575 0780. Finally, RailCorp requests that a copy of the Notice of Determination and conditions of consent be forwarded to RailCorp.

Yours sincerely,



Kevin Sykes
General Manager Property

Attachment A

- *All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings and recommendations detailed in the following documents:*
 - *Douglas Partners Geotechnical Investigation Report dated August 2013 (Project No. 73038.03) prepared for Leighton Properties Pty Ltd*
 - *Acoustic Logic Report dated 6/3/2013 titled "Hollywood Apartments, Bondi Junction, DA Acoustic Assessment"*
 - *Construction Management Plan for Hollywood Apartments 241-245 Oxford St, Bondi Junction by Hutchison Builders (undated document)*
 - *Douglas Partners Numerical Analysis Report dated Oct 2013 (Project No. 73038.03) prepared for Leighton Properties Pty Ltd;*
 - *Douglas Partners - provision of Additional Flac3D Analysis Outputs (Drawings No. 25 to 32);*
 - *Douglas Partners letter report titled "Hollywood Apartments Project - Preliminary Assessment of the Geotechnical Impact on Railcorp Tunnel, 241-245 Oxford St, Bondi Junction" (Ref: 73038.02) dated 8 March 2013;*
 - *Hyder Consulting Pty Ltd letter report titled "241-245 Oxford Street, Bondi Junction - Hollywood Residential Apartments - Structural Footing Loads" (Ref: A0004-AA005043-AAL-01) dated 23 July 2013;*
 - *Hyder Consulting Pty Ltd letter report titled "241-245 Oxford Street, Bondi Junction - Hollywood Residential Apartments - Railcorp Concurrence" (Ref: A0005-AA005043-AAL-02) dated 15 Oct 2013;*
 - *Hyder Consulting Pty Ltd letter report titled "241-245 Oxford Street, Bondi Junction - Hollywood Residential Apartments - Railcorp Limits of Loading" (Ref: A0006-AA005043-AAL-01) dated 22 Oct 2013;*
 - *KannFinch Architectural Drwg No. DA31 "Section B-B" (Rev F) dated July 2013.*

Subject to the following modifications:

- *Final structural (including footing design) and architectural drawing (including cross-section drawings) are to be provided to RailCorp for review and endorsement.*
- *Given that a 2.5m-3m wide dyke is identified across the proposed site final design details relevant to this feature are to be provided to RailCorp for review and endorsement.*
- *Given that a dyke is identified across the site, all excavation and shoring works be undertaken under the supervision of a qualified site geotechnical engineer.*
- *The potential effect of construction induced settlement due to groundwater drawdown to be assessed and addressed in a report submitted to RailCorp for review and endorsement.*

- A Final Comprehensive Finite Element Analysis is to be undertaken to RailCorp's requirements. This analysis is to be provided to RailCorp for review and endorsement to be undertaken for submission and review. The finite element analysis report to detail the input data comprising, but not limited to, the in-situ locked up stress, groundwater level, dewatering within the model, location and inclination of bedding planes, joints in the rock, material properties etc.
- Confirmation of the groundwater level to be undertaken and its impact on the rail tunnel during works is to be assessed and provided to RailCorp for endorsement.
- The construction sequencing to be provided to RailCorp for review and endorsement.
- Clarification as to what design scenarios the plots from the Douglas Partners Flac3D Analysis Outputs were generated from
- The design of the proposed development shall adhere to the permissible loads limits set by Railcorp for loading over and adjacent to the ESR arch tunnels. The developer's design consultant to obtain copy of this document if necessary.
- Extreme care is to be undertaken during construction to prevent water from collecting on or adjacent to tunnels and to ensure that the water proofing of the tunnels is not damaged.

The Principle Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from RailCorp that this condition has been complied with. A Construction Certificate is not to be issued until the measures detailed in this condition of consent have been incorporated into the construction drawings and specifications. Prior to the commencement of works the Principal Certifying Authority is to provide verification to RailCorp that this condition has been complied with.

- The following items are to be submitted to RailCorp for review and endorsement prior to the issuing of a Construction Certificate:
 - Machinery to be used during demolition, excavation and construction.

The Principle Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from RailCorp that this condition has been complied with.

- No rock anchors/bolts are to be installed into RailCorp's property or easements.
- No modifications may be made to that approved design without the consent of RailCorp.
- Prior to the commencement of works or the issue of a Construction Certificate (whichever occurs first) the Applicant is to submit to RailCorp a tunnel movement and vibration Monitoring Plan for review and endorsement. Works shall not commence or a Construction Certificate issued until RailCorp has issued its written endorsement to the Monitoring Plan. The monitoring plan is to be in place until the end of construction works.

- *Prior to the commencement of works or the issue of a Construction Certificate (whichever occurs first) a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works (including demolition, excavation and construction) are to be submitted to RailCorp for review and endorsement. Works shall not commence or a Construction Certificate issued until RailCorp has issued its written endorsement certifying compliance with this condition.*
- *Prior to the commencement of works and prior to the issue of the Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from RailCorp and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by RailCorp.*
- *Prior to the issue of a Construction Certificate the Applicant is to submit to RailCorp for review and endorsement a revised Electrolysis Report that meets RailCorp's. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from the RailCorp confirming that this condition has been satisfied.*
- *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 Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from the RailCorp confirming that this condition has been satisfied.*
- *Prior to the issue of a Construction Certificate the Applicant must hold current public liability insurance cover for a sum to be determined by RailCorp. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact RailCorp's Rail Corridor Management Group to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principle Certifying Authority must witness written proof of this insurance in conjunction with RailCorp's written advice to the Applicant on the level of insurance required*
- *Prior to the issuing of an Occupation Certificate the Applicant is to submit the as-built drawings to RailCorp and Council. The as-built drawings are to be endorsed by a Registered Surveyor confirming that there has been no encroachment into RailCorp property or easement.*

The Principle Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from RailCorp confirming that this condition has been satisfied.