



Ms. Hannah Draper
Town Planner
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Ms Draper,

Development Application – 76 Central Avenue and 62-68 Central Avenue Oran Park - (DA 2019/269/1)

Thank you for your letter dated 16 April 2019 requesting Transport for NSW (TfNSW) to comment on the subject Development Application (DA), which seeks approval for construction of a six storey commercial building with three level basement carpark and rooftop terrace area as well as associated earthworks, civil works and landscaping.

It is understood that Council has referred the subject development to TfNSW due to its proximity to the recommended North South Rail Link Corridor (NSRL).

The initiative to protect a future NSRL corridor and South West Rail Link extension has been identified in *Future Transport Strategy 2056*. On 26 March 2018 consultation on a recommended corridor for the NSRL, between the southwest Sydney region and the northwest Sydney region, was announced by the Minister for Western Sydney. Coinciding with the announcement, the Department of Planning Industry & Environment (DPIE) released a discussion paper proposing a State Environmental Planning Policy (SEPP) to protect Western Sydney Corridors. The proposed SEPP, under Section 3.14(1)(c) of the Environmental Planning and Assessment Act 1979, identifies the land required for future infrastructure projects in Western Sydney including the NSRL.

TfNSW has reviewed the relevant documentation in support of the proposed development and notes that it is within close proximity to the future NSRL corridor. As such, there are concerns regarding the potential impact the proposed development may have on the integrity of the NSRL corridor. In order to safeguard a NSRL corridor through Oran Park all parties are working closely with Council to minimise the impact of the development. If Council approves the application, TfNSW requests that the conditions provided in **Attachment A** be imposed. This will help ensure that any potential impacts are adequately managed.

If you require any further information, please contact Mark Ozinga, Principal Manager Land Use Planning & Development on 0439 489 298 or via email at mark.ozinga@transport.nsw.gov.au.

Yours sincerely

Geoff Cahill
Director
Corridor Preservation

25.6.19

CD19/03207

Attachment A

North South Rail Line (South of Oran Park Station Box)

General Conditions

- All structures which are proposed for construction or installation, or which are constructed or installed, in connection with the approved development that have a potential impact on the North South Rail Line (NSRL) must be designed, constructed and maintained in accordance with design criteria specified by the Transport for NSW (TfNSW);
- No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the proposed NSRL corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from TfNSW that this condition has been satisfied.
- The applicant must make allowances that are to be agreed with TfNSW in the design, construction and maintenance of the approved development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray currents, electromagnetic fields and fire safety;
- Any piles must be at least 1m from the wall of a tunnel or cutting and be debonded from the rock interface where above the rail formation level unless the piles are outside a line drawn at 1V/1H from the edge of the track formation;
- No modifications may be made to the approved design without the consent of TfNSW;
- The applicant must provide access by representatives of TfNSW upon request to the site of the approved development and all structures on that site during all stages of the development;
- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought;
- Provide detailed survey information to TfNSW, to confirm the property boundaries are consistent with the setting out on the NSRL drawings;
- Copies of any certificates, drawings or approvals given to or issued by TfNSW must be delivered to Council for its records; and
- All TfNSW costs associated with review of plans, designs and legal must be borne by the applicant.

Prior to issue of any Construction Certificate, the applicant shall address the adverse effects of the approved development on the NSRL. The applicant must:

- Provide the following for TfNSW review and endorsement:
 - Geotechnical Report - Geotechnical Report shall be updated with an engineering assessment of the ground/structure interaction, associated with the future tunnel construction shall be required. A detailed geotechnical and hydrological analysis shall be undertaken to the satisfaction of TfNSW to demonstrate likely movements of the ground due to the future NSRL;
 - Structural Assessment - Structural Statement shall be updated to include structural foundation design and associated drawings and to confirm the foundation loadings and layout, bearing pressures, settlement value allowance, soil /structure interaction stresses and movements in the protection zone and enable verification of compliance to TfNSW requirements;
 - Acoustic Logic Noise and Vibration Impact Statements - These statements shall be updated in accordance with the TfNSW Corridor Protection requirements such as all Structures must be designed, constructed and maintained so as to avoid any damage or other interference which may occur as a result of noise and vibration from railway operations, on the assumption that source vibration level from trains as a result of attenuation provided by the track structure; and
 - Electrolysis report - All Structures must be designed, constructed and maintained so as to avoid any damage or other interference, which may occur as a result of stray electrical currents, electromagnetic effects and the like from future railway operations. An Electrolysis Report is to be submitted to TfNSW demonstrating the Electrolysis Risk to the development. The applicant must incorporate in the development all the measures recommended in the report to control that risk.

Any conditions issued as part of TfNSW approval/certification of the above documents will also form part of the consent conditions that the applicant is required to comply with.

- Consult with TfNSW including preparation of a detailed regime for consultation with and approval by, TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW; and,
- Address such other matters that TfNSW considers is appropriate.

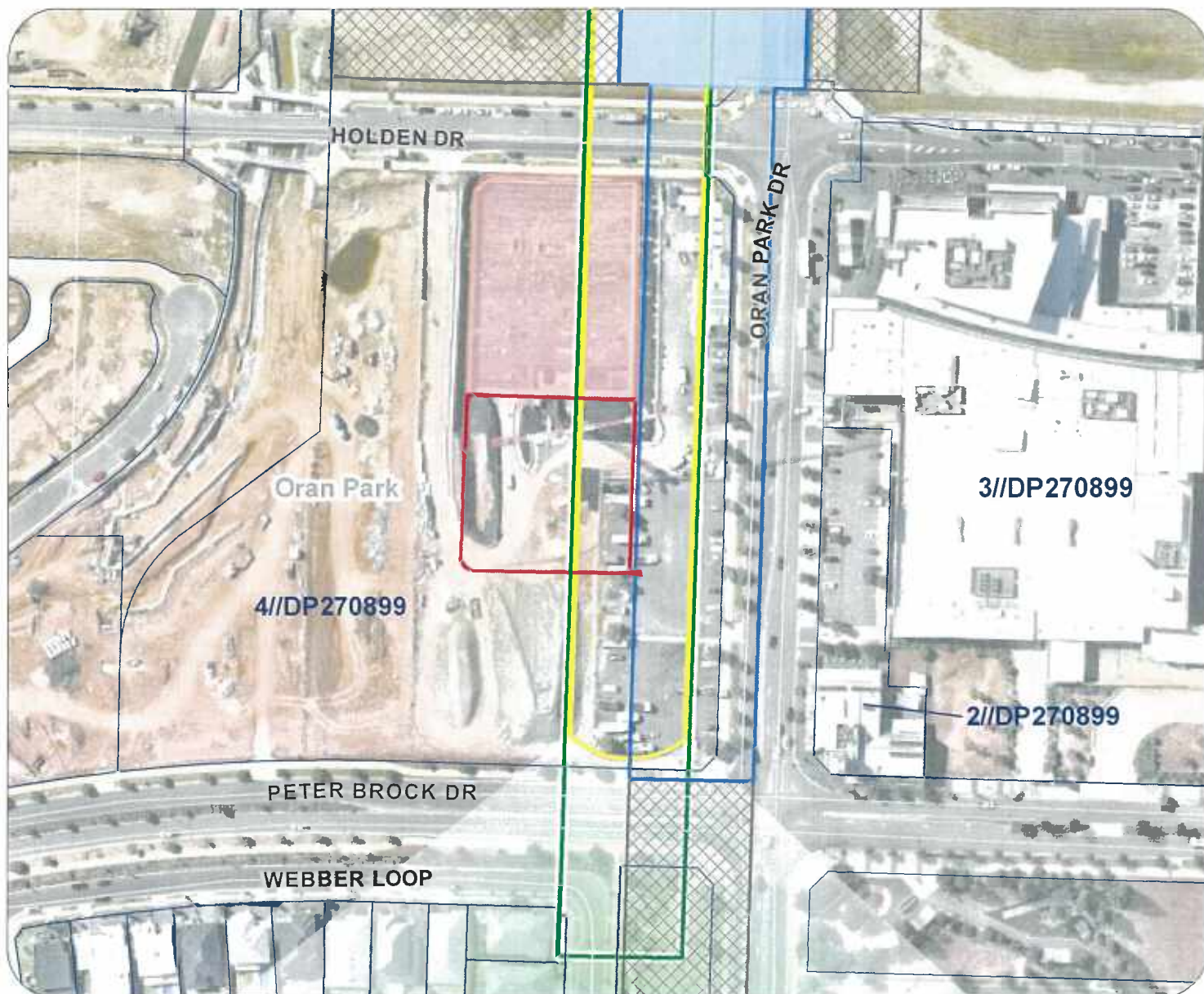
During Construction

- No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the future rail corridor, property or easements. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from TfNSW that this condition has been satisfied.
- Permanent anchors are not allowed in the support of the basement; and
- The basement wall must not be closer to the railway corridor than the depth to which it retains soil.

Development Application

Commercial Building 2 - Peter Brock Drive, Oran Park

SENSITIVE: NSW CABINET



Commercial Building 2 - Subject Site

Commercial Building 1 Site

Recommended Final Corridor (21 Jun 2019)

North South Rail Line Corridor

Station box

Construction Area

Exhibited Corridor (22 June 2018)

North South Rail Line Corridor for Refinement

North South Rail Line - Station box

North South indicative tunnel

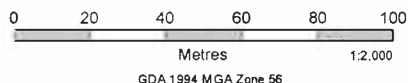
Property Boundary

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**Transport
for NSW**

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Map Produced on 21/06/2019

