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30 September 2022

The General Manager
Muswellbrook Shire Council
Campbell's Corner
60-82 Bridge St,
Muswellbrook NSW 2333
Email: alisa.evans@muswellbrook.nsw.gov.au

To whom it may concern

Development Application: DA 2022-095, WILKINSON AVENUE MUSWELLBROOK 2333
Lot/DP: 1/DP903839, 7010/DP93327

Thank you for your correspondence dated 25 August 2022 regarding the abovementioned Development Application.

I subsequently advise that Council should consider the *State Environmental Planning Policy (SEPP) (Infrastructure) 2007* and *Development Near Rail Corridors And Busy Roads – Interim Guideline*, published in the NSW Government Gazette No.158 on 19 December 2008 when determining this application.

ARTC requests that, due to the nearby rail corridor, Council considers the following in its assessment of the application;

Stormwater

ARTC wants to ensure that stormwater from the development, does not affect the rail corridor and requests that Council impose as a condition of consent that the developer will ensure that stormwater does not affect the rail corridor, such as:

1. Prior to a Construction Certificate being issued, the applicant must submit details of stormwater disposal to Council for approval. The flow of stormwater toward the rail corridor must not be increased by the proposed development. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

Fencing

The security of fencing along the rail corridor is essential to prevent unauthorised entry. ARTC requests that Council impose a condition of consent requiring that the boundary of the site with the rail corridor be fenced in a 1.8m mesh fence if applicable.

Lighting, external finishes and design

ARTC wants to ensure that no lighting and external finishes of buildings which face the rail corridor have the potential to affect the safety of rail operations, that is, the temporary blinding effects or distraction caused by lighting and glare from reflective surfaces. The recommended measures associated with lighting and external finishes could include the use of non-reflective materials and landscaping along with adherence to *AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting*.

Potential for Future Works

Whilst there is no immediate plan to build a rail loop, passing lane or track duplication in this vicinity, any development adjacent to, and including the subject land should consider that capital works of this nature may occur at any time to meet future railway operational requirements.

Excavation, earthworks and other construction

ARTC requests that due to the proposed development being within 25m of the rail corridor that the proponent seeks ARTC concurrence to carry out excavation and any other adjacent earthworks as it has the potential to impact on the safety and operation of the rail network. The proponent is requested to contact ARTC Property Officer, as below in the first instance to assist with obtaining and submitting an application for these works.

Sarah Lawrence

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Should you have any further enquiries with regard to this matter please do not hesitate to contact me.

Yours sincerely



Sarah Lawrence

Property Officer

Hunter Valley