



**Linda Tran**  
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**11 September 2024**

Dear Linda

**Re: 2 Bachell Avenue, Lidcombe NSW 2141 - Stop the Clock notice 29 May 2024**

I write with regard to your letter of 29 May 2024, addressed to Michael Haroula of Cumberland Council. In your letter you have requested four pieces of additional documentation to Sydney Trains standards. This letter and its attachments have been prepared to respond to your request.

**i. Construction and retaining wall on boundary**

In response to TAHE's concerns relating to the construction of the retaining wall along the boundary and the potential need to access TAHE land in order to undertake construction and maintenance work. We propose to redesign the basement to allow a 1 metre setback from the boundary. We are confident that the piling rig used to create the outermost structure of the basement will be able to operate from within the 2 Bachell Avenue site. We also recognise TAHE's concern and agree that a 1 metre setback will provide surety that unforeseen activities will be able to be addressed without incident. This 1 metre setback further allows for perimeter stormwater management should this be required. Please refer to our setback diagrams that show the different activities that may be required in the area and how they can be accommodated within one metre. (attachment a)

**ii. Development setbacks & Cross-Sections**

We have engaged surveyors; StrataServ to undertake a detailed survey of the TAHE land nominated. (attachment b). This survey has been used to prepare sections (attachment c) of the area that indicate how the setback would be provided. The sections attached include all items identified by your letter including:

- ground surface
- nearest rail tracks and infrastructure
- property boundary
- structural design of sub-ground support
- The distance between the proposed development, property boundary and rail asset(s) at the closest point.

We have had StrataServ verify these sections.

**iii. Stormwater**

We note that the TAHE land is up hill from the site and that therefore stormwater could not be evacuated from 2 Bachell Ave onto TAHE land without the use of pumps. Please see attached; amended stormwater drawing C-3732-04\_rev9 (attachment d) showing the direction of stormwater flow from the site to Council's diverted stormwater culvert.

**iv. Tree removal**

Please refer to the attached arborist report (attachment e) and survey. The nominated tree was inadvertently excluded from the arborist's report. This oversight has now been rectified. The tree is now identified as tree 15. It appears to have been self seeded. It is located approximately 5 metres from the boundary with TAHE's land and will be able to be removed without requiring access to TAHEE land.

Should you have any queries relating to this letter, please do not hesitate in contacting me on 0410 342 264.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'HT' followed by a long horizontal stroke.

**Hugh Thornton**

Project Manager

Raad Property Acquisition No 10 Pty Ltd

Attachment:

- a) Sketch setback diagrams supporting a one metre boundary setback
- b) Updated survey including TAHE land adjacent to 2 Bachell Avenue.
- c) Cross-Sections detailing land profile between the boundary and rail line.
- d) Updated stormwater plan C-3732-04\_rev9
- e) Updated arborist report