

17 August 2022

2210316

Alexander Scott  
A/ Director Freight Team – Transport Assessments  
Department of Planning & Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Dear Alexander,

## **Hexham Long Term Train Stabling Facility Modification 2 (SSI-6090-Mod-2) – Project Amendment**

The purpose of this submission is to request that the scope of the modification to the approved State Significant Infrastructure Project for the Hexham Long Term Train Support Facility (LTTSF Project) (SSI-6090 – Mod 2) be amended prior to finalisation of the assessment. This modification is for the development of a depot, warehouse and wagon storage (the Modification Proposal) at the LTTSF, and has been submitted under Section 5.25 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This Project Amendment has been prepared by Ethos Urban, on behalf of Aurizon, and is accompanied by Revised Modification plans provided in **Attachment A**, and a revised Landscaping Plan provided at **Attachment B**.

### **Proposed Amendments**

It is now proposed to amend the proposed modification as a result of design refinements instigated to reduce the capital cost of the depot and warehouse buildings. Fundamentally, the proposed amendments relate to reducing the scale and complexity of buildings and structures, as well as associated infrastructure (such as the car park), meaning that the amendments will not result in any increase to any impacts already assessed. It also does not necessitate any changes to the information provided in the Response to Submissions previously submitted. Revised Modification plans are provided in **Attachment A**, and a summary of the key changes is provided below.

- The warehouse will be reduced in height from 12.3m to 10m. Changes to the materials and finishes, although the warehouse will still be finished predominantly in colourbond steel. .
- The depot / office building will be reduced to 500m<sup>2</sup> with a simplified entry foyer. The height of the building will also be reduced to approximately 4m. Changes to the materials and finishes, although the building will still be finished with a combination of fibre-cement sheeting and colourbond steel.
- The car parking area will be simplified, rationalised, and the total extent of hardstand reduced, whilst providing for 71 car parking spaces, including 3 accessible spaces, and 5 motorcycle parking spaces. Landscaping throughout the car parking area has been modified as part of the revised car park design, and a revised Landscaping Plan is provided at **Attachment B**.
- The amendment will also delete the vehicle wash bay and simplify the motorcycle parking shelter.

No change to the wagon storage area or the size of rainwater tanks, or to the construction approach, or to site access of the operational activities, which remain as described in the Modification Report.

### **Strategic and Statutory Context**

The strategic and statutory planning context for the Modification Application are not affected by the proposed amendments. In particular, the proposed amendment make only minor reductions in the scale of the proposed facilities, without changing the nature of the building sand structures, and without changing the fundamental uses or objectives of the Modification.

### **Assessment of Impacts**

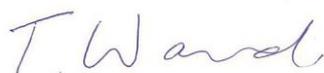
The footprint of proposed buildings and hardstand areas has reduced, and so the overall works area would also be reduced. The reduced works area will ensure that there are fewer potential impacts arising during construction in relation to soil and water management, flooding, and heritage. The reduced footprint and/or height of proposed buildings will ensure that the visual impacts are improved. There are no proposed changes to the use of the proposed warehouse and deport buildings, the access arrangements, or the other operational activities proposed under the Modification Report. With consideration of the above, it is clear that the proposed amendments will result in marginal reduction in the assessed impacts (or at least that they will be no worse) compared to what was assessed in the Modification Report. No changes to the proposed mitigation measures are required.

### **Justification of the Amended Modification**

The proposed amendments will ensure that the full operational objectives of the Modification are retained, whilst reducing the capital costs associated with delivering the buildings, structures and hard stand. The site remains suitable for the activities and functions proposed under the Modification Application, and the proposed modifications remain in the public interest.

We thank DPE of the opportunity to submit this amendment tot eh modification, and welcome further discussion. Do not hesitate to contact either Harry Egan (Aurizon – Senior Advisor Environment - 0438 136 697 / [harry.egan@aurizon.com.au](mailto:harry.egan@aurizon.com.au)) or the Tim Ward (details below) should you have any questions.

Regards,

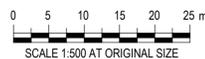


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D	50% DESIGN	CA	RS	LG	06.04.22	
C	SITE PLAN ISSUE - NO SUN PATH	CA	RS	LG	04.03.22	
B	DEPOT REDESIGN - FOR REVIEW	CA	RS	LG	23.02.22	
A	30% DESIGN SUBMISSION - PRELIMINARY	CA	RS	LG	03.12.21	



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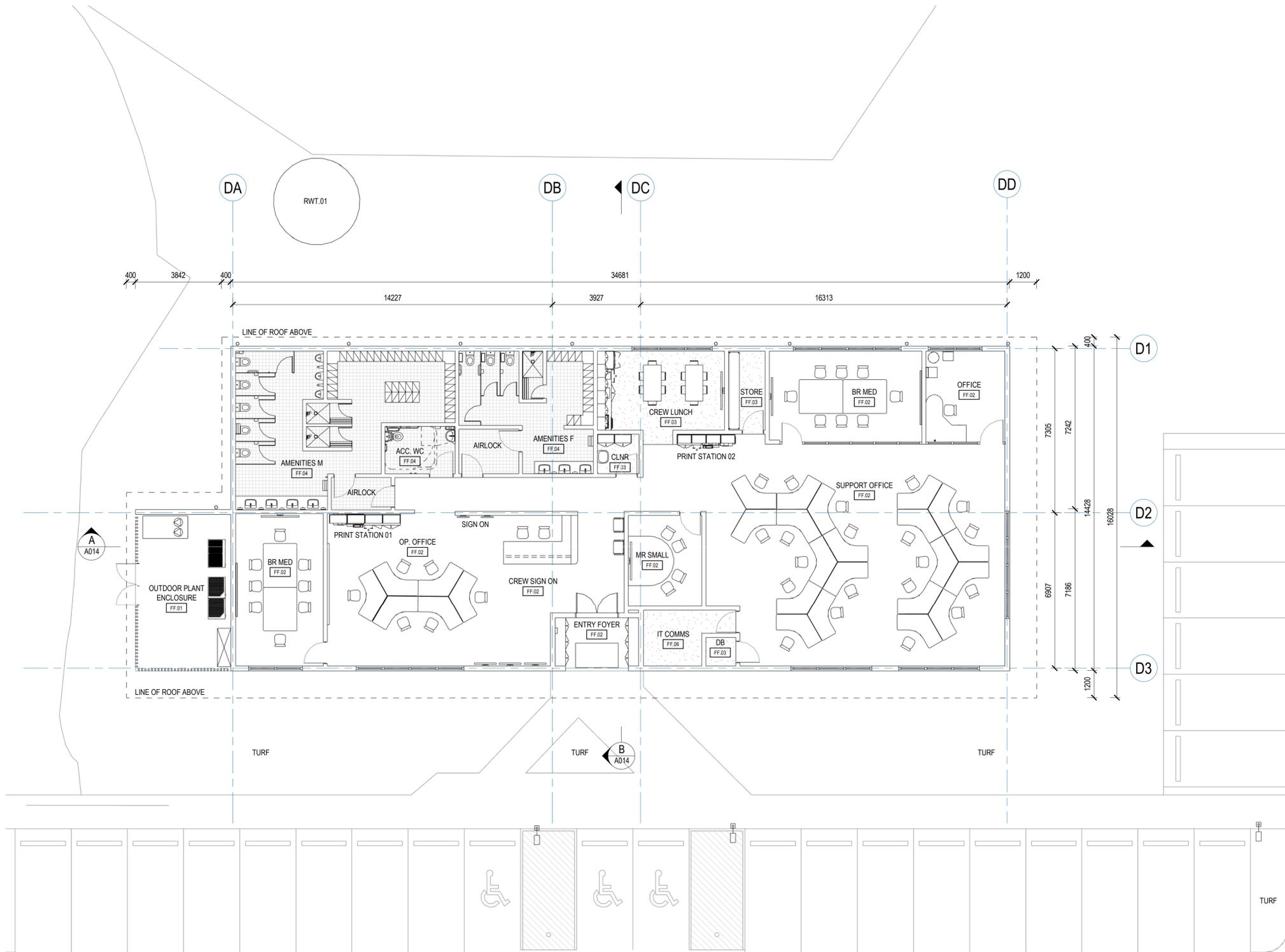
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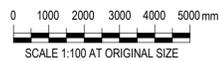
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STATUS <b>70% DETAILED DESIGN</b>
PROJECT No. <b>12560779</b>
DRAWING NUMBER <b>AUR-E-A002-7300</b>
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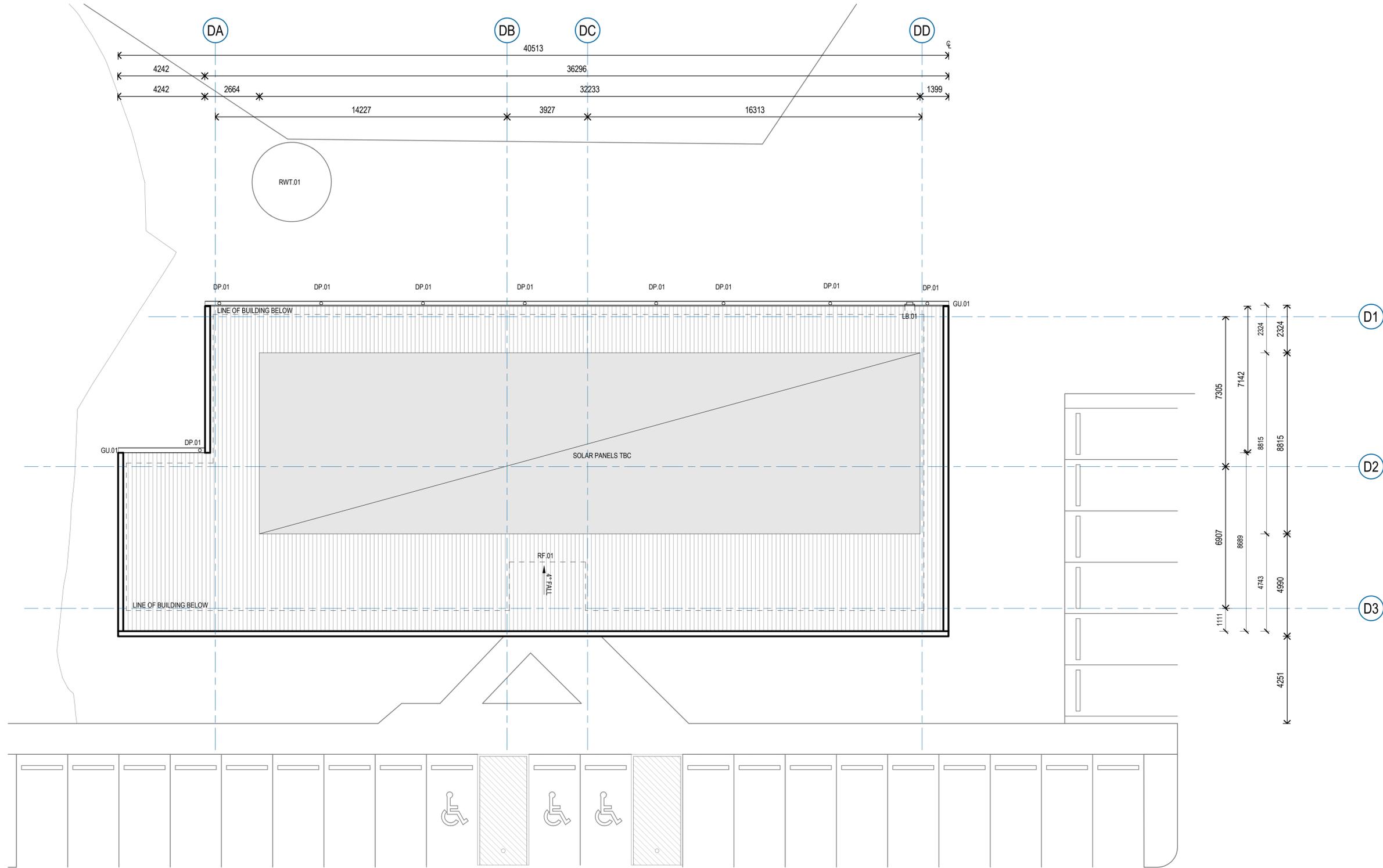
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**DEPOT - GENERAL  
ARRANGEMENT PLAN**

STATUS  
**70% DETAILED DESIGN**

PROJECT No. **12560779**

DRAWING NUMBER **AUR-E-A011-7300** REVISION **F**

KEYNOTES	
CODE	DESCRIPTION
DP.01	100mm COLORBOND DOWNPIPE
GU.01	EAVES GUTTER
LB.01	ROOF ACCESS LADDER BRACKET
RF.01	METAL ROOF SHEETING



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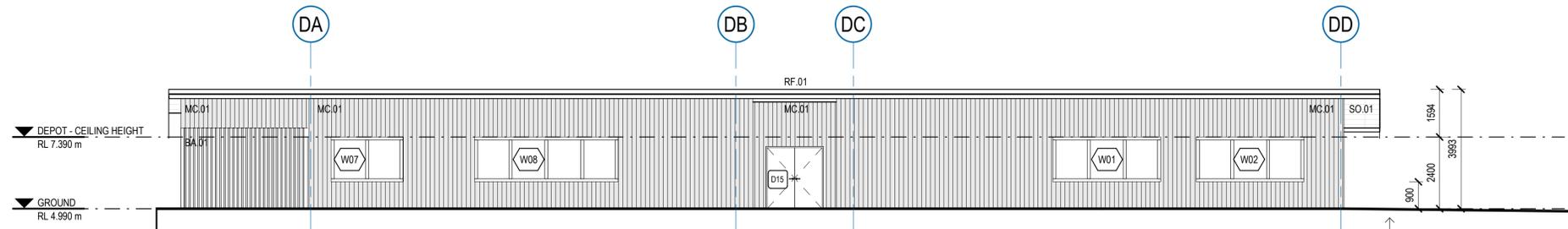


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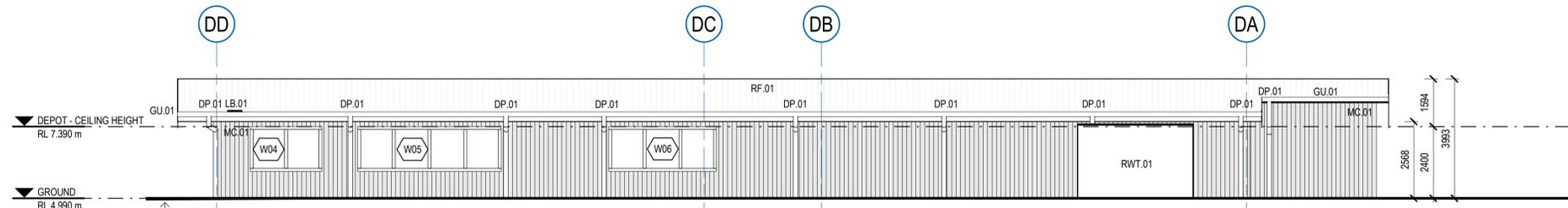
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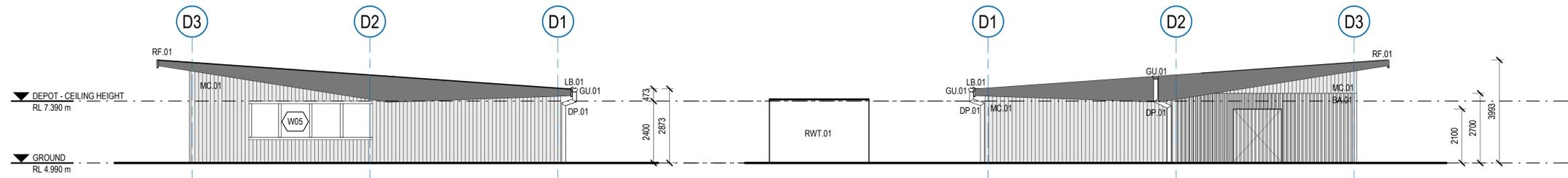
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GU.01	EAVES GUTTER
LB.01	ROOF ACCESS LADDER BRACKET
MC.01	METAL CLADDING (SHALE GREY)
PB.01	PLASTERBOARD
RF.01	METAL ROOF SHEETING
SO.01	SOFFIT



**DEPOT - SOUTH EAST ELEVATION**  
SCALE 1 : 100

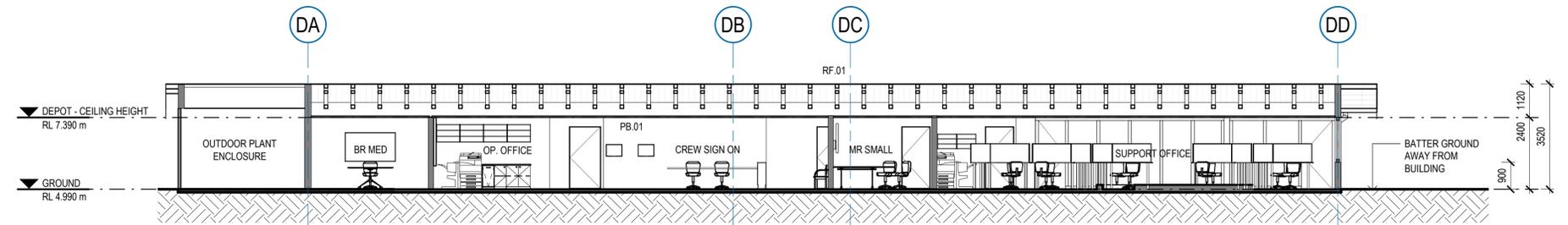


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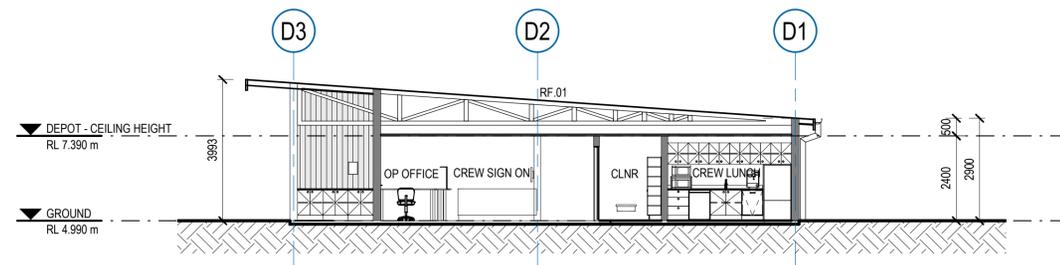


**DEPOT - NORTH EAST ELEVATION**  
SCALE 1 : 100

**DEPOT - SOUTH ELEVATION**  
SCALE 1 : 100



**A SECTION**  
A011 SCALE 1 : 100



**B SECTION**  
A011 SCALE 1 : 100

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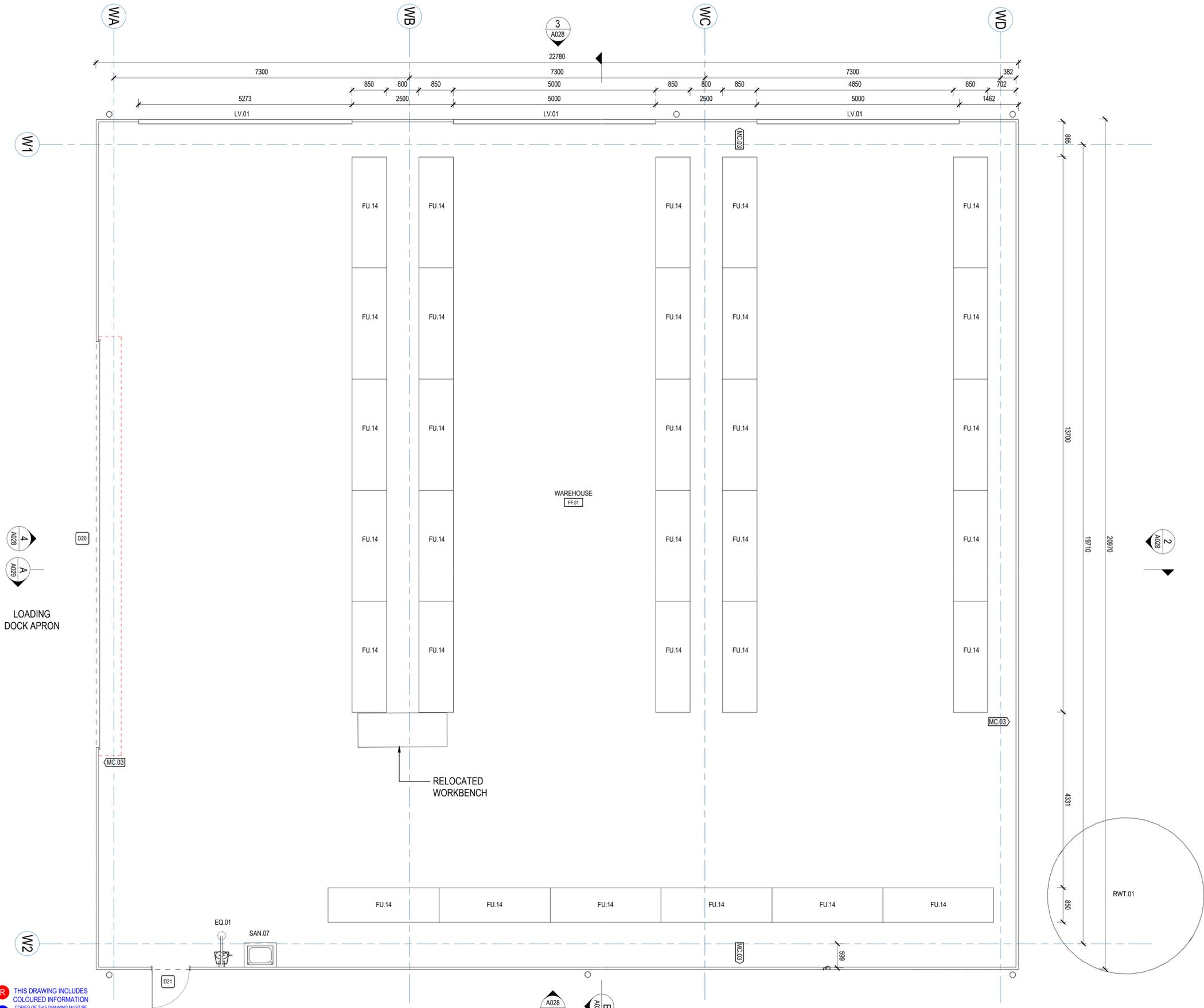
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PROJECT No.	<b>12560779</b>
DRAWING NUMBER	<b>AUR-E-A014-7300</b>
REVISION	<b>E</b>

KEYNOTES	
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FU.14	WAREHOUSE SHELVES
LV.01	LOUVRE
MC.03	
SAN.07	LAUNDRY TROUGH

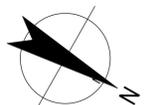
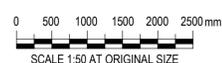
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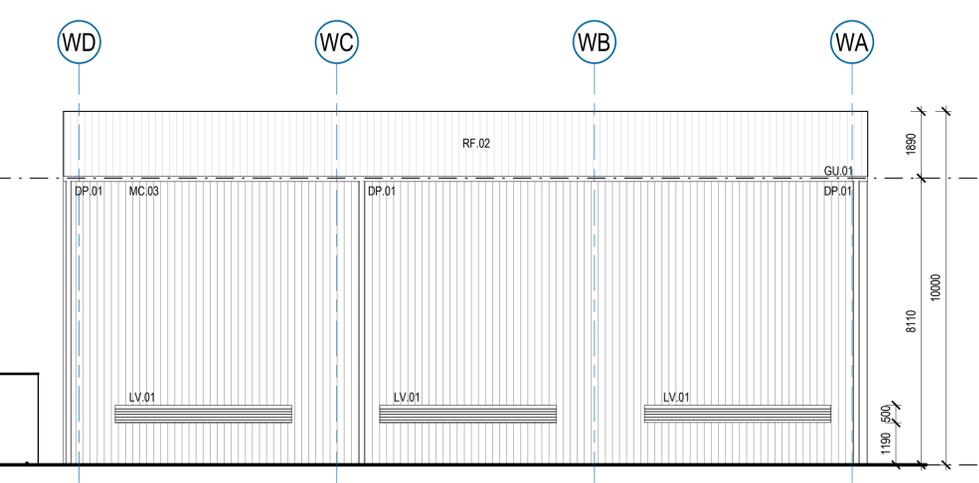
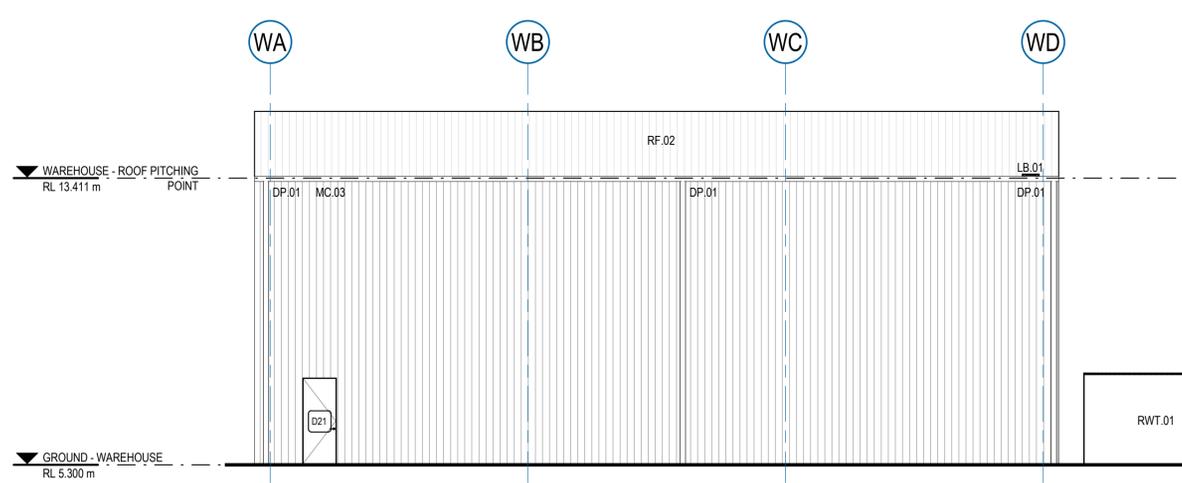
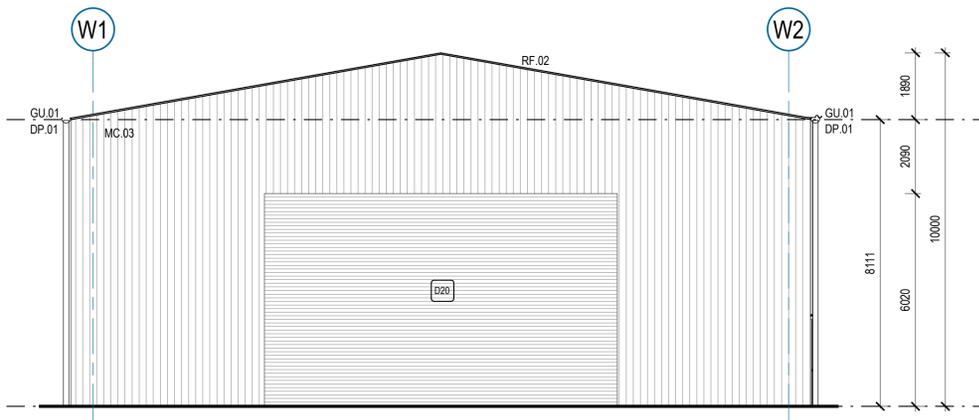
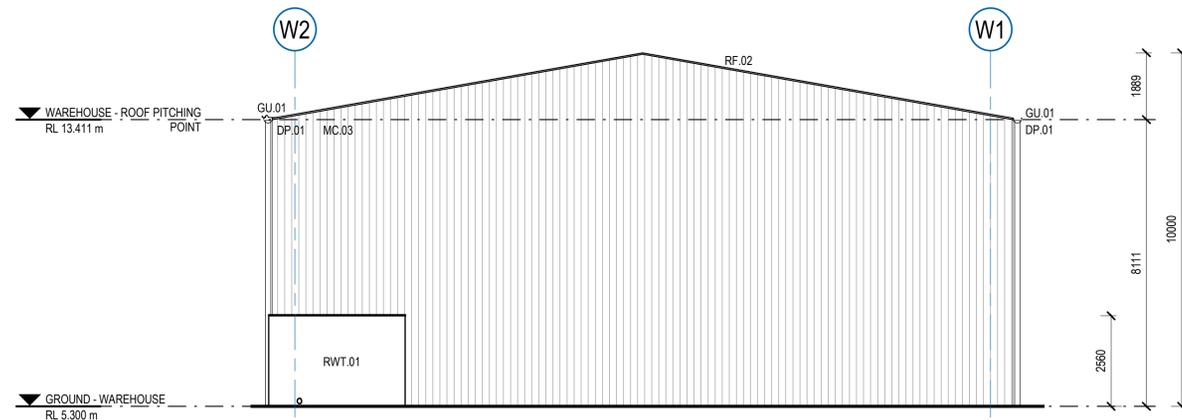
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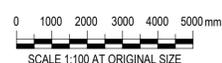
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STATUS	<b>70% DETAILED DESIGN</b>
PROJECT No.	<b>12560779</b>
DRAWING NUMBER	<b>AUR-E-A026-7300</b>
REVISION	<b>F</b>

KEYNOTES	
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LV.01	LOUVRE
MC.03	
RF.02	METAL ROOF SHEETING



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DRAWING TITLE  
**WAREHOUSE - ELEVATIONS**

STATUS  
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PROJECT No. **12560779**

DRAWING NUMBER **AUR-E-A028-7300**

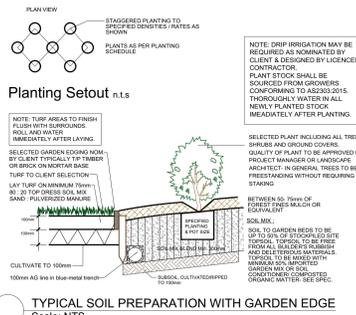
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AURIZON BOUNDARY LIMITS



ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
<b>Trees</b>						
CA	Cupaniopsis amarcordifolia	Tuckeroo	45L	10 - 15m	3.5 - 6m	4
WF	Waterhouseia floribunda	Weeping Lilly Pilly	45L	5 - 10m	3.5 - 6m	8
<b>Shrubs</b>						
<b>Ground Covers</b>						
<b>Grasses</b>						
LT	Lomandra 'Tanika'	Dwarf mat rush	tube	0.45 - 0.6m	0.6 - 0.9m	86
<b>Climbers</b>						



**LANDSCAPE WORK SPECIFICATION**

**PRELIMINARIES**

**1.01 GENERAL**

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect - installation of conduit for landscape installation, electrical and other services shall be completed prior to the commencement of landscape works and handover points.

- All existing lighting specified by architect or client to be installed by qualified electrician.

- Anomalies that occur in these plans should be brought to our immediate attention.

- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

**1.02 PROTECTION OF ADJACENT FINISHES**

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection for these areas / surfaces prior to the commencement of the Works.

**1.03 PROTECTION OF EXISTING TREES**

Existing trees identified to be retained shall be done so in accordance with AS 4375:2008. Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

1.8m high temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. The location of this fencing will be as per the TPZ defined by the consulting Arborist. If an Arborist report is available, install fence around the drip line of these trees, or a minimum of 3m from the trunk. The fence shall be maintained for the full construction period.

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent erosion of landscape.
- Sandbag bank sediment traps.
- Stone bank & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting.

Refer to "Stress Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques.

**SOIL WORKS**

**2.01 MATERIALS**

**Soil Conditioner** - Mass planting in natural ground

The specified soil conditioner for mass planting shall be an organic mix, equal to 'Soil conditioner', as supplied by Oz Landscaping Supplies.

Note that for sites where soil binding includes bark or organic in pH, or soils that are extremely poor, allow to accrete and supply 200mm of imported soil mix.

**Soil Conditioner Mix - Turf**

The specified soil mix for all turf areas shall be a mix: 75mm layer of imported soil mix consisting of 70% washed river sand (maximum 3mm), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

**Site Topsoil**

Site topsoil to be clean and free of unwanted matter such as gravel, clay lumps, sticks, weeds, tree roots, sticks, rubbish and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7.

**2.02 INSTALLATION**

**a) Testing**

All testing to be conducted in accordance with AS 4149:2003 Soils for landscaping and garden use for an in depth soil analysis for pre-planting and diagnostic assessment of the soil.

Tests shall be taken on several areas where planting is proposed, and site soil modified to ensure conditions are appropriate for planting as stated above.

Note that a soil test conducted by "RESU, Australia" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

**b) Set Out of Individual Trees & Mass Planting Areas**

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

**c) Establishing Subgrade Levels**

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds: 300mm below existing levels with specified imported soil mix.
- Turf areas: 100mm below finished surface level.

Note that all subgrade shall consist of a suitable free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

**d) Subgrade Cultivation**

Cultivate all subgrade to a minimum depth of 150mm in all planting beds and all turf areas, ensuring a thorough break up of the subgrade into a reasonably coarse with Grade subgrade to provide full aeration and subsoil drainage, prior to the placement of the final specified soil mix.

**e) Drainage Works**

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service area.

**f) Placement and Preparation of Specified Soil Conditioner & Mixes**

- Trees in turf & beds: Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean soil and imported 'Organic Garden Mix' as supplied by Oz Landscaping Supplies or approved equal.

- Mass Planting Beds: Install specified soil conditioner to a compacted depth of 100mm. Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tith and good growing medium as preparation for planting.

- Turf Areas: Install specified soil mix to a minimum compacted depth of 150mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turing.

**PLANTING**

**3.01 MATERIALS**

**a) Quality and Size of Plant Material**

In General, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be demanded in the quality of all planting stock specified. These principles should not be limited to the following:

- Above: - Ground Assessment.
- Plant true to type, Good vigour and health, free from pest & disease, free from injury.
- Self-supporting, good stem taper, has been pruned correctly, is securely dominant, has even crown symmetry, free from included bark & stem junctions, even from position in soil.
- Good stem structure below: - Crown Assessment.
- Good root system: - Further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect.

Gravel/Pebbles are to be installed loose to the gap between the installed stepping stones. They are to finish flush with the adjacent paved surface and be topped up should they settle after installation. At the edges of a stepping stone and gravel/pebble area the gravel/pebble is to be retained by a garden edge.

**b) Fertilizers**

Fertilizers shall be approved slow release fertilizers suitable for the proposed planting crop. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

**c) Mulch**

Mulch shall be leaf litter mulch equal to "Cypress Mulch" as supplied by Power Power. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch to root gardens in high wind areas to be 20mm pebbles installed on windward, or heavy duty erosion control matting equivalent to 750gsm Jute Matting pegged per manufacturers instructions.

**d) Turf**

Turf shall be "Kikaku" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and to be in a healthy growing condition.

**3.02 INSTALLATION**

**a) Setting Out**

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

**b) Planting**

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently weeded from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertilizer for each plant type. Ensure that plants are set plumb vertically and not balls set to the consolidated finished grade detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

**c) Staking and Tying**

Trees shall be of a quality that, when planted, are freestanding, without the aid of stakes or ties, else they will be rejected.

**d) Turning**

Mulch shall be spread so that a compacted thickness of 75mm is achieved after settlement of all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant.

In all planter boxes, mulch to finish between 25-50mm below top of planter. Turf shall be no mixing of soil and mulch material.

**e) Topping**

Mulch laid prior to the turf being laid. Turf shall be neatly but jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and seedlings cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

**f) Garden edging**

The Contractor shall install garden edging to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

Garden Edging: to be Treated Pine Timber edging (Unless otherwise specified by Client).

**g) Root Barrier**

Erosion root barrier is installed to all edging/junctions between the garden bed and adjacent hard surfaces including but not limited to retaining walls, curbs, paving, paths, underground pipes and tanks and buildings within a 3m radius of the trunk of any proposed trees.

Equivalent to Treemax root barrier. Install root barrier to manufacturer's instructions.

**h) Stepping Stones**

Practical concrete slabs of 400-500mm SQ (or similar approved dimensions) shall be placed as indicated on plan at 200mm intervals. Finish and colour of stepping stones shall be specified by the client. Install stepping stones as detail. Finish with adjoining elements. Compact area under stepping stones locally where stepping stones occur in gravel areas and generally where stepping stones occur in pea gravel/pebble areas.

- Fitting with approved lapped all correct elements.

- Moving lawns & trimming edges each 14 days in summer or 18 days in winter.

- Maintenance of all paving, retaining and landscape elements.

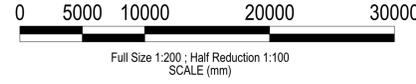
On the completion of the maintenance period, the landscaping works shall be inspected and at the satisfaction of the independent or landscape architect, the responsibility will be signed over to the client.

**GRAVEL/PEBBLES**

Gravel/Pebbles are to be installed loose to the gap between the installed stepping stones. They are to finish flush with the adjacent paved surface and be topped up should they settle after installation. At the edges of a stepping stone and gravel/pebble area the gravel/pebble is to be retained by a garden edge.

Gravel/Pebbles: Equivalent to 10mm Cowie White pebble  
Pebbles: Equivalent to 20mm Cowie White pebble

AURIZON BOUNDARY LIMITS



REVISION

REV	DESCRIPTION	DES	CHK	APPD	DATE
E	GENERAL AMENDMENTS	LP			15.08.22
D	GENERAL AMENDMENTS	LP			04.05.22
C	GENERAL AMENDMENTS	LP			07.04.22
B	ISSUE FOR DA SUBMISSION	LP			26.11.21
A	ISSUE FOR REVIEW	LP			15.11.21



DESIGNED	LP	AURIZON APPROVALS	
CHECKED		REVIEWED	
DRAWN			
CHECKED		DESIGN LEADER	DATE
APPROVED		AUTHORISED	
RPEQ No.		ENGINEERING MANAGER	DATE



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DRAWING TITLE

**LANDSCAPE PLAN**

**PROPOSED DEVELOPMENT**

**Aurizon/Hexham Operation Depot**

**HEXHAM**

STATUS	PROJECT No.	DRAWING NUMBER	REVISION
<b>PRELIMINARY ISSUE</b> NOT FOR CONSTRUCTION	2180	AUR-E-LP01A-7490	E