



# INFORMATION SHEET

PLANNING AND ENVIRONMENT

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## BUILDING ON LAND ADJACENT TO A RAILWAY LINE (NSW)

This information sheet has been prepared to assist HIA members to understand the regulations and guidelines regarding building on land near a railway line.

It is important to be aware that undertaking building works near a railway line requires consideration of the impact of that development on the safe and reliable operation of the railway, including stormwater drainage, excavation impacts, operation of cranes, noise impacts and design issues.

Clause 87 of State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) applies to development on land which is immediately adjacent to a railway corridor. The policy requires councils to send applications near a railway line to the relevant rail authority for the railway corridor (that could be either Sydney Trains or the Australian Rail Track Corporation depending on the location).

The local council is required to take into consideration any comments provided by the relevant rail authority and may ask for design changes or impose conditions on any development consent granted.

It is important to be aware of the publication *“Development near Rail Corridors and Busy Roads: Interim Guidelines”* which was published in 2008.

The guidelines address issues such as design and planning to protect future occupants from rail-related noise and vibration as well as manage construction issues such as excavation and use of cranes.

The guidelines can be accessed here: <http://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-System-Circulars> and the relevant circular is Planning Circular PS08-016.

During assessment of an application, the relevant council will usually consider the impact of the railway line operations on the proposed development and may refer to the following Australian Standards:

- AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors, and
- AS 2377-2002 Acoustics – Methods for the measurement of railbound vehicle noise.

Copies of these standards are available from SAI Global (<https://infostore.saiglobal.com>)

**HIA members can contact HIA’s Planning and Environment team for more information on 1300 650 620 or [nsw\\_planning@hia.com.au](mailto:nsw_planning@hia.com.au)**

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DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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