



AUSTRALIAN RAIL TRACK CORPORATION LTD

Discipline: Engineering (Track & Civil)

Category: Standard

Leasing of Railway Land

ETD-17-01

Applicability

New South Wales	✓	CRIA (NSW CRN)	
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Primary Source

ARTC NSW Standard EGS 08

Document Status

Version	Date Reviewed	Prepared by	Reviewed by	Endorsed	Approved
1.1	18 Jun 10	Standards	Manager Standards	Exec Manager SS&P 21/06/2010	CEO

Amendment Record

Version	Date Reviewed	Clause	Description of Amendment
1.0	01 Dec 09		Implementation draft. Supersedes NSW Standard EGS 08 v1.1
1.1	18 Jun 10		Banner added regarding mandatory requirements in other documents and alternative interpretations.

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Mandatory requirements also exist in other documents.

Where alternative interpretations occur, the Manager Standards shall be informed so the ambiguity can be removed. Pending removal of the ambiguity the interpretation with the safest outcome shall be adopted.

1 General

This specification details the clearance and general usage requirements for the lease of railway land to suit the requirements of Australian Rail Track Corporation.

Particular additional requirements may be advised for any site.

2 Types of Leases

Leases may be divided into the following three categories:

2.1 Leases Not Producing Traffic for ARTC

Land leases away from railway lines, ie. the boundaries of the lease are more than 10,000mm from the centreline of an existing or proposed main line. With special approval, the distance from a main line may be reduced to 7000mm.

2.2 Leases Producing Traffic for ARTC

Land lease adjacent to an existing ARTC siding for an industry producing rail traffic for ARTC. Land leases incorporating a sole user siding. Land leases incorporating air space development over running lines.

The minimum distance of this type of lease from a main line is to be 6200mm and 4400mm from an ARTC owned siding.

2.3 Special Leases

With exception to the above, leases of land not producing traffic for the ARTC may be leased to within 4400mm of a siding with special approval provided necessary access for track maintenance is still possible and other railway required services are not affected.

Lease boundary clearance dimensions noted above, are subject to site inspection and may be increased to allow for cuttings, access roads, overhead transmission lines, future tracks and other ARTC requirements.

3 Requirements for All Leases

3.1 Local Council Approval

All structures on lease are to be approved by the appropriate Local Government body. Similarly, any subsequent addition or structural alteration is to be submitted for approval before construction.

3.2 Compliance with Other Acts

The Developer of the leased area is to comply with all Statutory Acts as if the land were privately owned.

The ARTC reserves the right to use the immediately adjacent property for any purpose.

3.3 Drainage Requirements

Irrespective of other approvals, surface drainage must be directed into a recognised drainage system. It must not be directed towards rail track cess drainage. Full details of drainage proposals are to be submitted and approved before construction commences.

Piped drainage connections are to be made direct to Council facilities. ARTC owned drainage pipes are not to be used without special permission. In particular, ARTC owned drainage is not to be permitted to discharge over the side of railway cuttings.

3.4 Sewerage Requirements

The Developer must make his own connection to Council sewers. ARTC owned sewers are not to be used.

3.5 Construction Work

All construction work is to be carried out in accordance with relevant Clauses of this specification and associated plans.

3.6 Effect of Lease Boundary

The lease's construction is to be such that the Australian Rail Track Corporation can reconstruct any adjacent existing facility to current standards without affecting the lease structure.

This particularly applies to lowering of the formation level to that required to comply with modern design standards to give the correct height from rail level to formation level.

3.7 Work within Lease Boundary

Before commencing work, a suitable fence on the lease boundary adjacent to main lines is to be erected to contain the work within the area and restrict unauthorised movement of vehicles and people towards railway lines. If necessary, temporary use of additional land may be arranged, in which case, a suitable fence is to be erected between this land and the adjacent main line.

3.8 Access to Lease

Road access is to be to a public street preferably. Where joint use of an ARTC access road is proposed, the lessee is to accept responsibility for maintenance of the road or else the conditions of use of the road are to be clearly defined.

3.9 Fencing

A permanent fence is to be erected on the lease boundaries, except where specifically agreed to for access to the remaining railway property, or where specific approval is given not to erect a fence.

4 Additional Requirements for Leases Adjacent to a ARTC Siding

Any fence is to be on the lease area. Any building is to be set back off the boundary on the leased area to allow maintenance on the building to be carried out wholly within the leased area.

All designs are to comply with the appropriate Australian Standards.

A licence is to be given for the minimum areas necessary to allow construction of platforms or other necessary access to rail vehicles standing on the ARTC siding. This licence is not to include any area closer than 1 700mm to the centre line of the siding.

a) Siding Platforms

The platform is to be constructed in accordance with ARTC standards, and in particular, the design is to ensure that drainage is provided under the platform. The cess is not to be the sole surface drain past the platform.

b) Overhead Loading Bin and Chutes

The minimum structure necessary to support any chute to load rail wagons is not to infringe the structure gauge, but may be erected on the licensed area between the lease and the siding clearance line. The land required for this structure is to be covered by a licence.

5 Additional Requirements for Lease Incorporating a Sole User Siding

All designs are to comply with the appropriate Australian Standards.

The lease area is to incorporate that portion of the siding solely used by the lessee.

The area is to be such that a fence can be erected with the necessary standard clearances between the siding and the other adjacent railway lines, i.e., the minimum siding track centre is to be 5m + width of fence or structure columns supporting any over track structure.

The minimum distance between centre lines of a private siding and a main line, crossing loop, etc., is to be 9000, ie. 6200 + 2500 + fence width

a) Awnings

Awnings cantilevered out from the lease building will be permitted over the siding where required for all weather loading. The awning is to comply with the standard structure gauge.

b) Totally Enclosed Building

Where it is necessary for the awning or cover to be supported by columns on the side of the track remote from actual leased area or if it is necessary to totally enclose the work area, the building constructed is to comply with the standard structure gauge requirements.

In such cases, the area covered by the building is to be part of the lease area.

c) Bulk Handling Facilities

Bulk loading and unloading facilities for wheat, coal, cement etc., are to be designed to allow a column supported cover to be erected in the future even if not proposed initially.

Where the bulk handling facility requires an over-track bin or similar facility, the columns are to be located and designed as for a road overbridge when close or adjacent to a mainline track.

6 Additional Requirements for Leases Incorporating Air Space Development

The actual land leases will only be those required for columns and access to the development apart from any lease of adjoining surplus land.

The clearances for the columns are to be in accordance with the standard requirements for structures.

The design of columns is to be in accordance with the AustRoads Code and with the additional requirements that any one column can be removed without altering the stability of the structures.

Where the air space development is over a station platform, the columns are to be located on the platform in accordance with the standard structure gauge. On an island platform, one row of columns only is to be allowed.

7 Special Conditions for Fuel Installations

The provision of fuel storage installations on ARTC property will be permitted only following the approval of all statutory authorities. The adjacent railway land must not be restricted by the installation.

8 General Infrastructure Requirements

The clearance to lease boundaries is conditional on the following requirements being considered at each site.

a) Provision for Drainage

The lease clearances stated are to be increased where required to allow for future widening of the formation. This will affect cuttings and embankments.

Where the formation is at natural ground level, access must be maintained for backhoes, bulldozers and other appropriate machines to clean out cesses.

At the foot of embankments, similar clearances are required unless the lessor undertakes to maintain the necessary drainage requirements.

At the top of the cuttings, clearances are required for earthmoving equipment to clean out cuttings and maintain top drains.

b) Provision for Access

Access to the track by road and other vehicles is required whenever possible. It is necessary to provide access for:

- road vehicles, e.g., personnel and material trucks, mobile re-railing units and maintenance vehicles. Suitable take - offs are to be provided for
- earthmoving equipment.
- areas where there is no access possible on the other side of any line.

c) Locations of Buildings

Irrespective of the location of a proposed lease boundary the foundations of buildings on the top of the cuttings are to be considered in relation to the existing cutting face and any proposed widening of the cutting.

The stability of the cutting face is to be closely assessed to ensure that there is no possibility of erosion or a circular slip occurring.

d) Provision for Special Operations

Consideration must also be given to the following special requirements which may require additional access or the retention of extra land areas:

- Setting up renewals for turnouts and other special trackwork;
- Repair, renewal, painting and widening of underbridges, overbridges, masts, footbridges and all other structures;