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FREIGHT AND LOGISTICS COUNCIL OF WESTERN AUSTRALIA INC

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Mr Anthony Kannis  
Project Director  
Metronet  
140 William Street  
Perth WA 6000

Dear Anthony

**Residential Development Adjacent to Rail Corridors**

You would be well aware of the present review of State Planning Policy 5.4 relating to road and rail noise impacts. The Council has a longstanding interest in the policy, primarily relating to freight rail corridors, where we feel stronger protection is required to ensure both industry efficiency and community amenity outcomes. The Council is currently preparing a response to the draft Policy, which will reflect these concerns.

The Council has conducted considerable research to support its position that not only should freight rail noise impacts be more appropriately measured, but also that noise-sensitive land uses such as residential should be bound by prescribed construction standards. This latter condition goes to issues such as double-glazing, roof insulation and construction materials. Our research indicates that the additional cost of these treatments is minimal in the context of the amenity they provide and the avoidance of future conflict with nearby freight rail operations.

The discussion is highly relevant to your own Metronet deliberations, most immediately with the development of new passenger stations on the Cockburn-Thornlie line, also heavily used for freight operations.

This note is to alert you to our concerns and also to the body of work we have now undertaken on the issue. We would hope that as you prepare your economic and financial feasibility reviews relating to the cost of land use development in the vicinity of new passenger stations, you would be mindful of the need to build in appropriate costings for associated construction.

We would be pleased to provide background material and organise related briefings for you and your team on this issue if of interest.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N Lockwood', with a stylized flourish at the end.

Nicole Lockwood  
Chair  
25/10/2017