

Palerang Council

All mail to: PO Box 348 Bungendore NSW 2621 Email: records@palerang.nsw.gov.au
 Phone: (02) 6238 8111 or 1300 735 025 Fax: (02) 6238 1290

Braidwood Office: 144 Wallace Street, Braidwood
 Bungendore Office: 10 Majara Street, Bungendore

OFFICE USE ONLY
 Date received 29/4/14
 Application Number DA.2014.085

#52189 R# 73981

Development Application Form (Buildings - Class 1 & 10)

Upon completion, this document will be published on Council's website in accordance with the *Government Information (Public Access) Act 2009*.

Use this form to apply for consent to carry out development. The DA Supplement that accompanies this form will help you complete this application. To minimise delay in receiving a decision about your application; please ensure you submit all relevant information. You will need a Construction Certificate before you start work.

1. Details of the applicant

Full Name(s) or Company / Organisation
John Holland Rail Pty.Ltd. Country Regional Network
(contact: Stan Knight-Smith, Property Facilities Manager)

Postal Address
PO Box 215

Locality or Town
Parramatta

State
NSW

Postcode
2124

2. Identify the land you propose to develop

Flat/Street Number

Street Name
Captains Flat Railway Precinct
Captains Flat Road & Miners Road

Locality or Town
Captains Flat

Postcode
2623

Lot/Section Number

DP Number

Parish
Ballallaba

Land ID 23653

You can find the lot no/section, DP no and Parish details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Describe what you propose to do

Erect a shelter, interpretative panels, path, viewing platform + fences

Will this involve:
 erecting, altering or adding to a building or structure
 > Is it a temporary building or structure? Yes No
 demolition

Approvals under Section 68 Local Government Act 1993

Approvals sought: N/A

OSMS (On-site Sewerage Management System) - complete Septic/Safe Local Approval Application Form
 Water Sewer Stormwater - complete Local Approval Application Form
 Solid Fuel Heater - complete Section 68 Local Approval Application Form
 Other - see attachment A

Palerang Council
 Document Scanned
 29 APR 2014
 Dist to:

4. Plans of the land and development

You need to provide a number of plans that show what you intend to do. Section 2 of the DA Supplement sets out which plans to provide and the details to include. Council also has checklists available on the website.

Palerang Council
 Document Scanned
 29 APR 2014
 ECM No:
 Dist to:

5. Environmental effects of your development

To assess your proposal, the consent authority needs to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide the statement listed below to explain the environmental effects of your proposal. See section 3 of the DA Supplement.

Is your proposal likely to significantly impact on **threatened species**, populations, ecological communities or their habitats?

Yes Please attach a species impact statement. No

6. Other approvals from Council or State Agencies

To carry out your proposal, you may need other approvals from the council. See section 4 of the DA Supplement.

Do you want council to approve any other activity at the same time as this application?

No

Yes Please fill out **Attachment A** of the DA Supplement and submit it with your application, along with any of the supporting documents required.

Do you require approval or concurrence from State Agencies (see Attachment B - Integrated Development)?

No

Yes You will need to provide an extra copy of the complete application for each approval as well as extra fees. See Council staff for further information.

7. Supporting information

You can support your application with additional material, such as photographs, including aerial photographs, slides and models to illustrate your proposal. Please list what you have attached:

"Captains Flat Railway Interpretation: Final Sketch Plans" x4 and associated written description of works, as prepared by EMA

8. Estimated cost of the development

\$ 40,000 including GST

9. Political Donations and Gifts Disclosure Statement to Council

Has the applicant or owner made a donation or given any gift to any Councillor or member of staff? Yes No

Note: Reportable political donations include those of or above \$1000. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

If yes, the applicant or owner must advise of any gift or donation in accordance with the Amendment to Local Government & Planning Legislation Bill 2008 (Political Donation). A copy of the statement is available on Council's website at www.palerang.nsw.gov.au More information is available at www.planning.nsw.gov.au/donations

10. Applicants Signature

Applicants Signature 

Date 25-3-14

11. Signatures

All owners of the land to be developed must sign the application.

If the land is owned by a company, a director of the company must sign the application. If the land is Crown land, an authorised officer of the Department of Lands must sign the application.

As the owner(s) of the above property, I/we consent to this application, and also give permission for Council staff to enter the property to undertake the necessary inspections:

Signature 

Signature

Name Dawn Champness - Property Manager

Name

Date 24/3/14

Date

Palerang Council

All mail to: PO Box 348 Bungendore NSW 2621 Email: records@palerang.nsw.gov.au
Phone: (02) 6238 8111 or 1300 735 025 Fax: (02) 6238 1290

Braidwood Office: 144 Wallace Street, Braidwood
Bungendore Office: 10 Majara Street, Bungendore

OFFICE USE ONLY Date received ___/___/___ Application Number _____
--

Applicants Contact & Property Access Details

Upon completion, this document will be published on Council's website in accordance with the *Government Information (Public Access) Act 2009*.

1. Contact details of applicant

Company / Organisation

John Holland Rail Pty Ltd Country Regional

Name

Stan Knight - Smith

Postal Address

PO BOX 215

Suburb/Town

Parramatta

Postcode

2124

Daytime telephone

96855 070

Fax

96855 190

Mobile

0418 876 529

Email

stan.knight-smith@jhg.com.au

2. Access details for property

Is the gate locked?

YES / NO

Is a key provided to Council? // Alternatively, provide details of key location

no keys are required

Is dwelling site marked with pegs?

YES / NO

Please describe site, or mark location of dwelling and effluent dispersal areas.

see plans attached to DA

Is the gate to property signposted?

YES / NO

Please provide details of signage and directions to the property.

see plans attached to DA

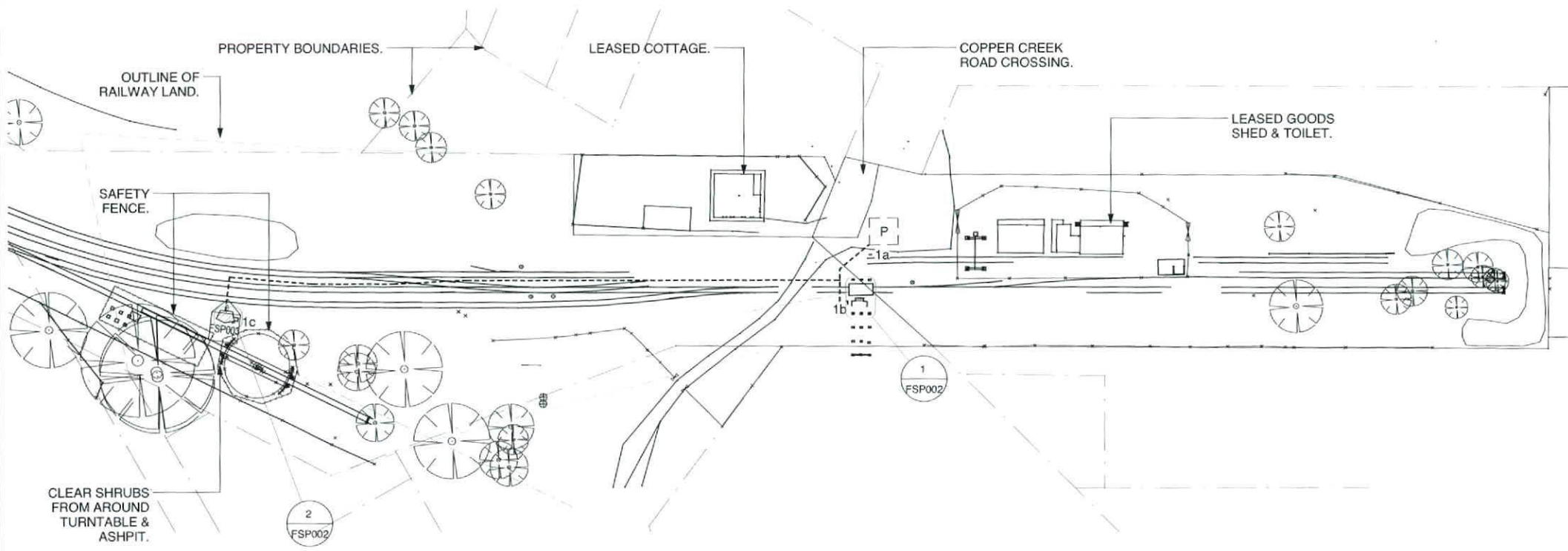


Captains Flat
DA submission Palerang Council

9/4/14

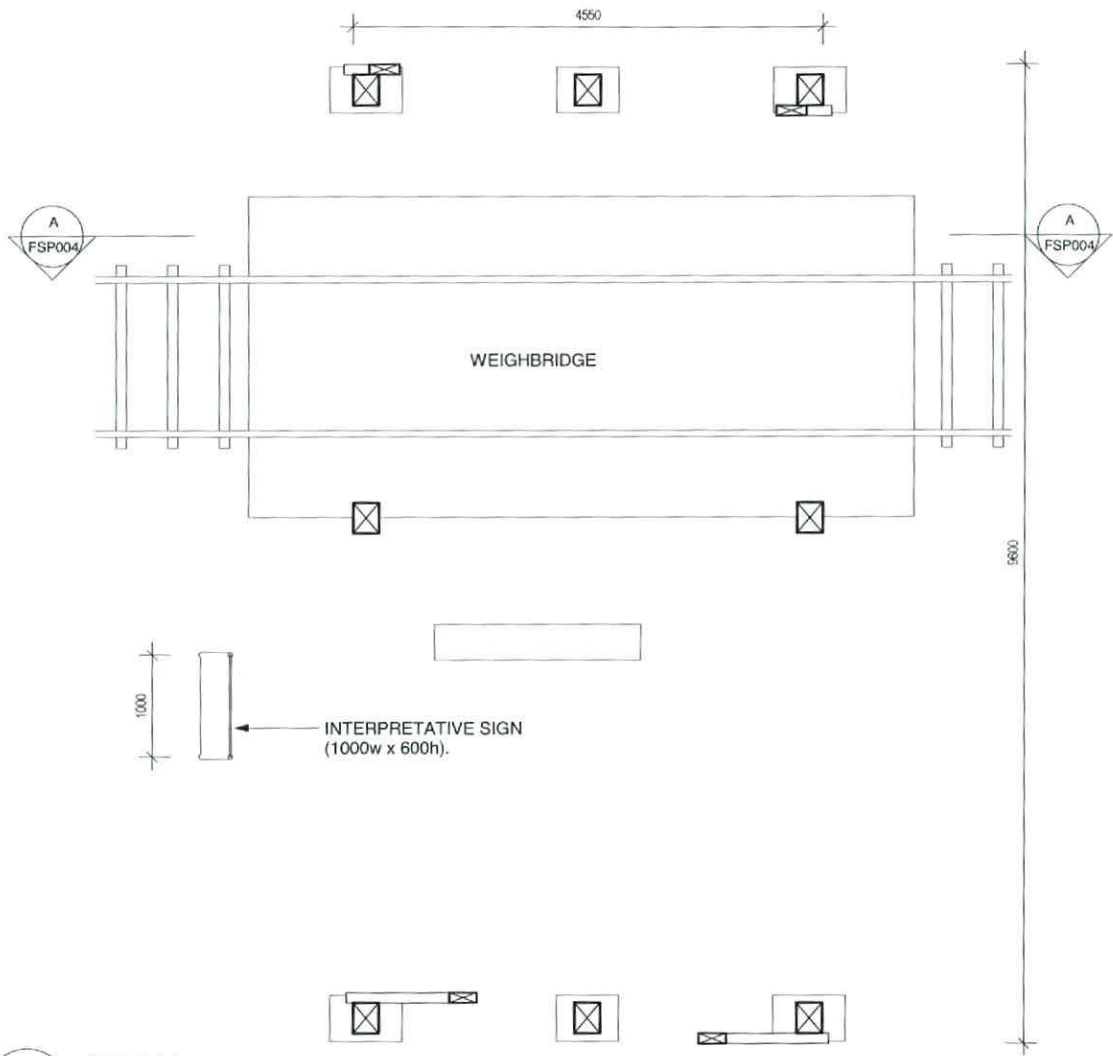


John Holland Rail Pty Ltd ("JHR") does not make any representation or warranty to any party about the accuracy, reliability, currency, completeness or suitability of the information contained in this GIS plan. This GIS plan has been prepared using information provided to JHR by an external source and JHR has not verified the accuracy, reliability, currency, completeness or suitability of that material. Independent skill and judgement should be exercised before the information is relied upon. JHR accepts no liability for any loss or damage a person suffers because that person has directly or indirectly relied on the information contained within this GIS plan. In addition, all measurements are approximate and have NOT been surveyed.

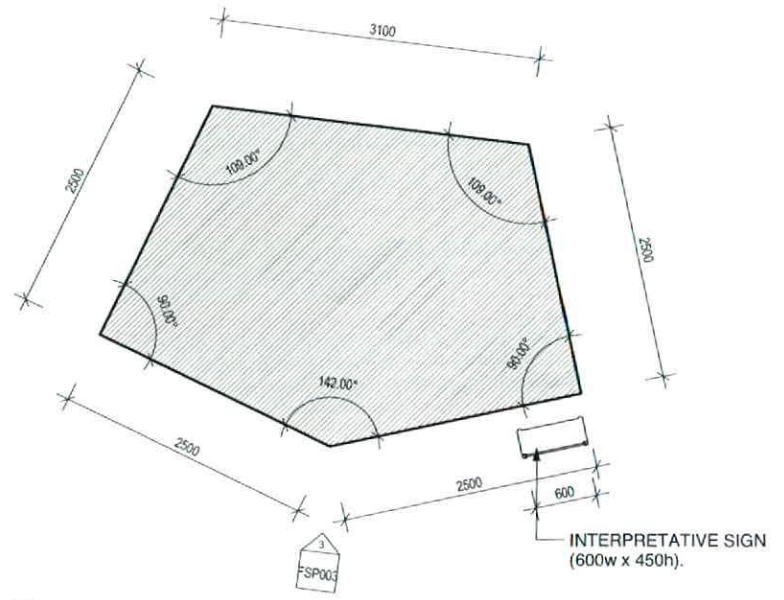


- P PARKING
- 1. INTERPRETATIVE SIGNAGE
 - a) GENERAL LAYOUT OF SITE & KEY COMPONENTS (600w x 450h)
 - b) WEIGH STATION (1000w x 600h)
 - c) TURNTABLE & ASH PIT (600w x 450h)
- ACCESS WAY 1800mm WIDE
- 1200mm HIGH WELDLCK POOL FENCE
- STORM WATER DRAINAGE
- ▣ TIMBER VIEWING PLATFORM ABOUT 400mm ABOVE GROUND LEVEL WITH PATH ACCESS



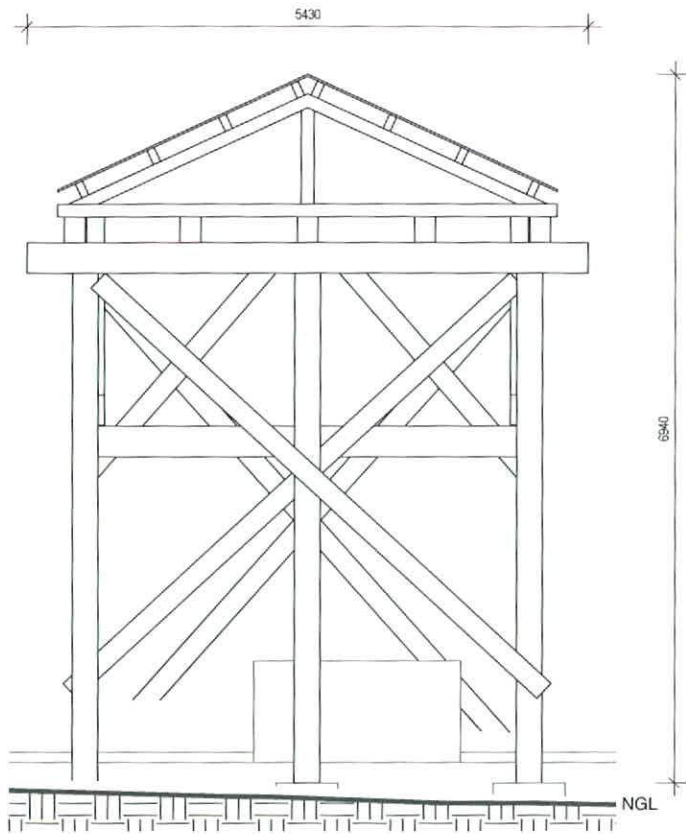


1 PLAN 1:50
FSP001 WEIGHBRIDGE PLAN

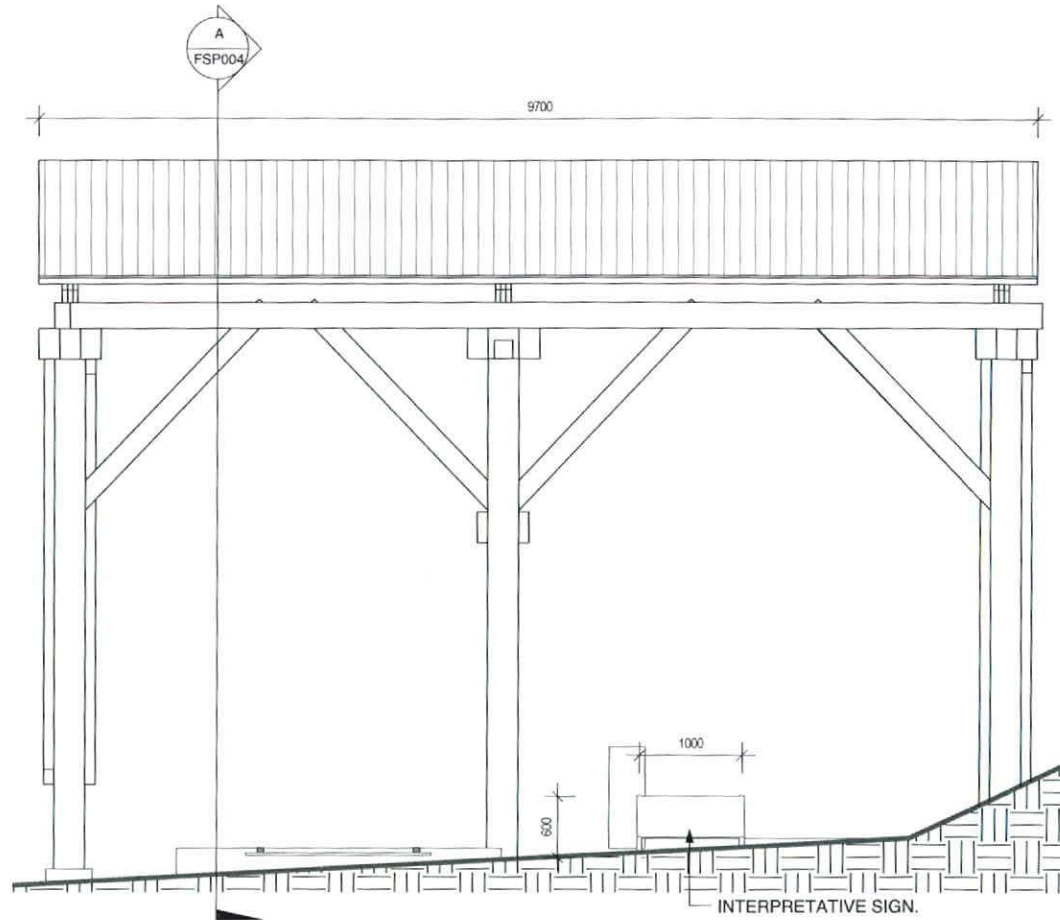


2 PLAN 1:50
FSP001 VIEWING PLATFORM

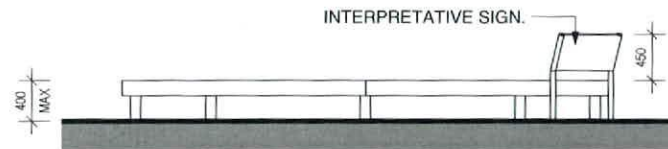




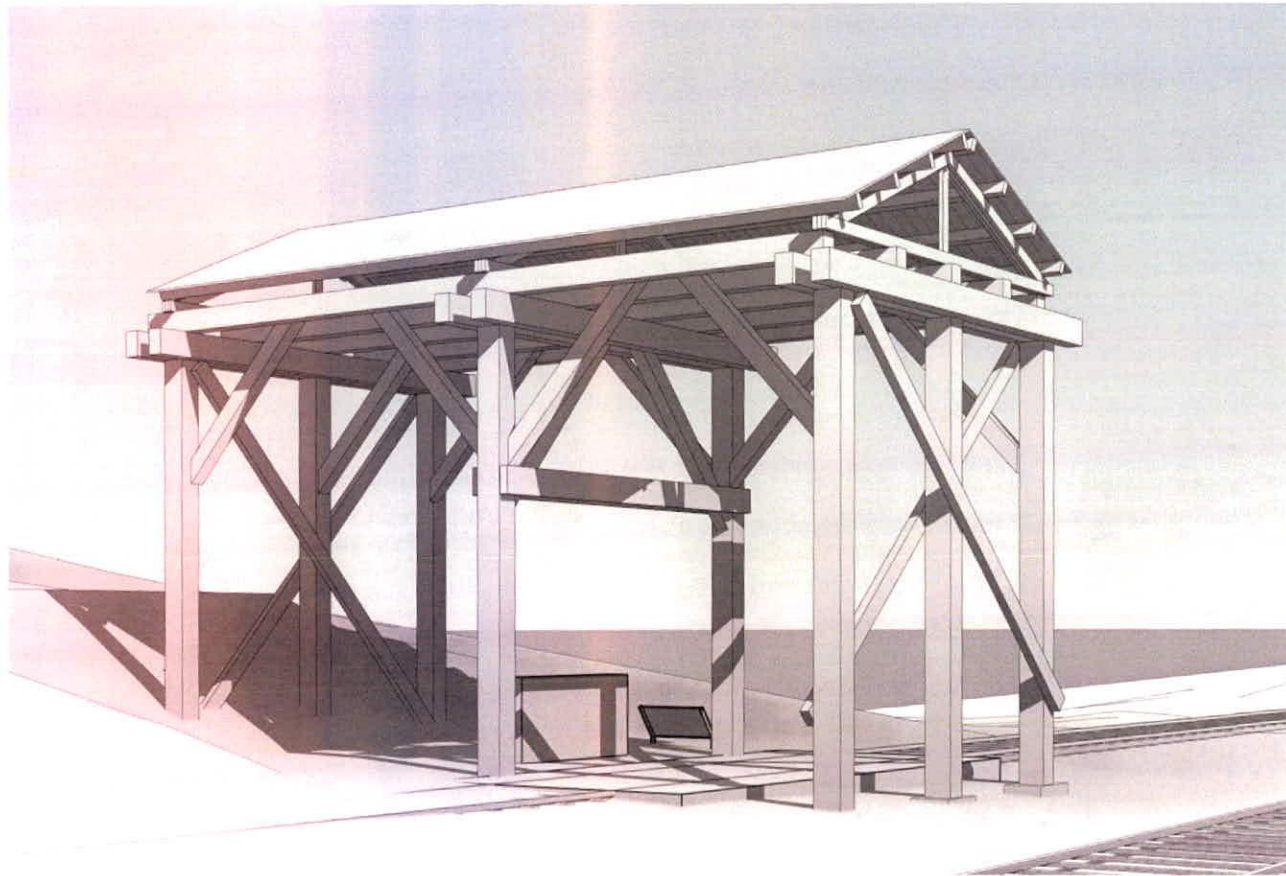
WEIGHBRIDGE NORTH EAST
ELEVATION



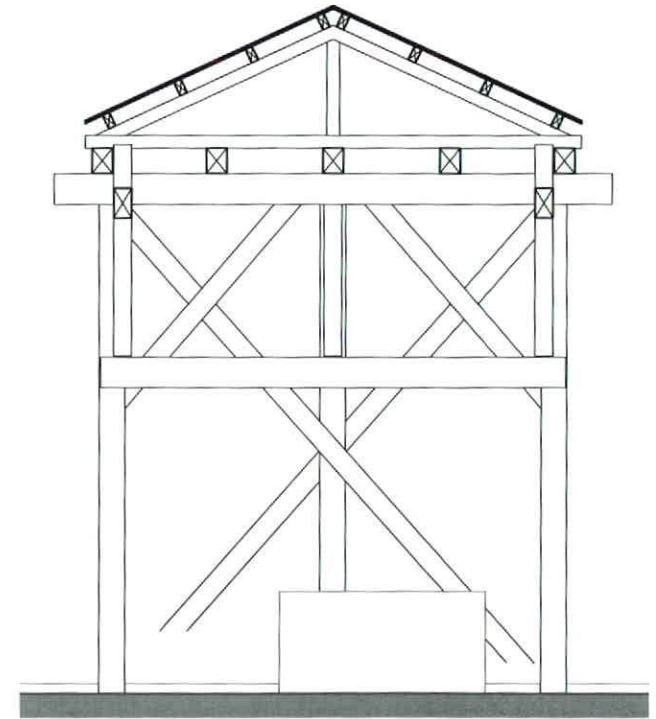
WEIGHBRIDGE NORTH WEST
ELEVATION



VIEWING PLATFORM SOUTH
WEST ELEVATION



VIEW FROM EAST



A SECTION 1:50
FSP002 Section AA

12D7

20 February 2014

John Holland Rail Pty Ltd
PO Box 215
PARRAMATTA NSW 2124

Attn: David Ward
DavidA.A.Ward@jhq.com.au

Stan Knight-Smith
services_atcall@optusnet.com.au

Dear David/Stan

CAPTAINS FLAT RAILWAY INTERPRETATION: FINAL SKETCH PLANS

We attach our Final Sketch Plans (4) to accompany the DA together with the following notes on this project.

FSP001	Site Plan
FSP002	Weighbridge Plan
FSP003	Weighbridge Elevations
FSP004	Weighbridge 3D View & Section

1. PARKING

An area at least 8.5m x 5.0m to be sealed within bitumen to provide a firm even parking area opposite the weighbridge.

2. ACCESS WAY

This will be 1800mm wide using stabilise gravel (grey colour like ballast) generally set between preserved timber edging. Where rail crossings occur it will be set flush with the top of the rails and broken where it crosses the rails.

3. STRUCTURE

A partial reconstruction and adaptation of the former ore loader using the original trusses. Details to match original.

There are some original timbers remaining but only a few are likely to be reusable but details and sizes are available from this material to enable an accurate reconstruction of the original parts.

Any timber not available from the above sources will be second-hand timbers.

All timbers will have clear preservative treatment only.

4. INTERPRETATION

Three panels with text and illustrations will be prepared and installed to explain:

- a) The general layout of the site and history including the role of the railways in the mine operation;
- b) The ore loader, weighbridge and scales; and
- c) The turntable and ash pit.

A phone application (APPS) linked to the Captains Flat website can provide extra information to interested people.

5. CONSERVATION

Specialist advice will be required for metalwork of weighbridge, scales and turntable.

The weighbridge will be filled to the underside with blue metal and ensure all metal is firmly supported.

6. DRAINAGE

Two drains will be installed. One from the weighbridge and adjacent area and one from the turntable. Both to be underground and discharge into the adjacent creek.

Some filling of the area around weighbridge will be required to reduce local surface ponding.

Some lowering of the level of road crossing down to the top of the rail tracks is also proposed.

7. OTHER SITE WORKS

A 1200mm high safety fence equal to a galvanised weldlock pool fence to be erected around the turntable and the ash pit.

All shrubs within the fenced area of the turntable and ash pit, near the fence and between the fence and the viewing platform to be removed to leave grass only.

Grass around the railway lines to be poisoned so the network of rails remains visible.

A low timber viewing platform of hardwood timbers will be installed near the turntable.

Yours faithfully



Eric Martin, AM
Director

Registered Architect
ACT376 VIC5150 NSW5991
WA1663 QLD3391

Encl: Final Sketch Plans (4)



26 March 2014

Peter Bascomb
General Manager
Palerang Council
PO Box 348
Bungendore NSW 2621

John Holland Rail Pty Ltd
ABN 61 009 252 653

Level 1, 20 Smith Street
Parramatta NSW 2150
Australia

PO Box 215
Parramatta NSW 2124
Australia

Telephone: 02 9685 5100
Facsimile: 02 9685 5190
crncorres@jhg.com.au
www.johnholland.com.au

Dear Mr Bascomb,

**COUNTRY REGIONAL NETWORK
CAPTAINS FLAT RAILWAY PRECINCT – DA SUBMISSION FOR PROPOSED WORKS –
ERECTION OF A SHELTER OVER THE WEIGHBRIDGE (SITE OF THE FORMER ORE LOADER);
INTERPRETATIVE PANELS; PATH; VIEWING PLATFORM AND SAFETY FENCES AT THE
TURNTABLE AND ASH PIT.**

JHR seeks formal Development Application approval for the above works, consistent with the request of Captains Flat Community Association (CFCA) and based on drawings and further details prepared by Eric Martin & Associates (enclosed). CFCA has been widely consulted during the development of these plans.

DA approval and completion of the works will be a positive outcome for the Captains Flat community and for the railway precinct, and will see the finalisation of efforts to resolve what has been a sensitive issue that originated in 2008 following strong community protest following the removal of the former ore loader at the site.

This work is part of JHR's works program for 2013/14 and therefore scheduled for completion this financial year.

Should you require further information please contact Stan Knight-Smith on 96855070 or 0418876529 or myself on 96855031 or 0417888129. Please contact Stan Knight-Smith in the first instance.

Yours Faithfully
JOHN HOLLAND RAIL PTY LTD

A handwritten signature in black ink, appearing to read "DA" followed by a stylized flourish.

David A Ward
Property Officer - Heritage