

Submission to the Redfern-Waterloo Authority

In Response to

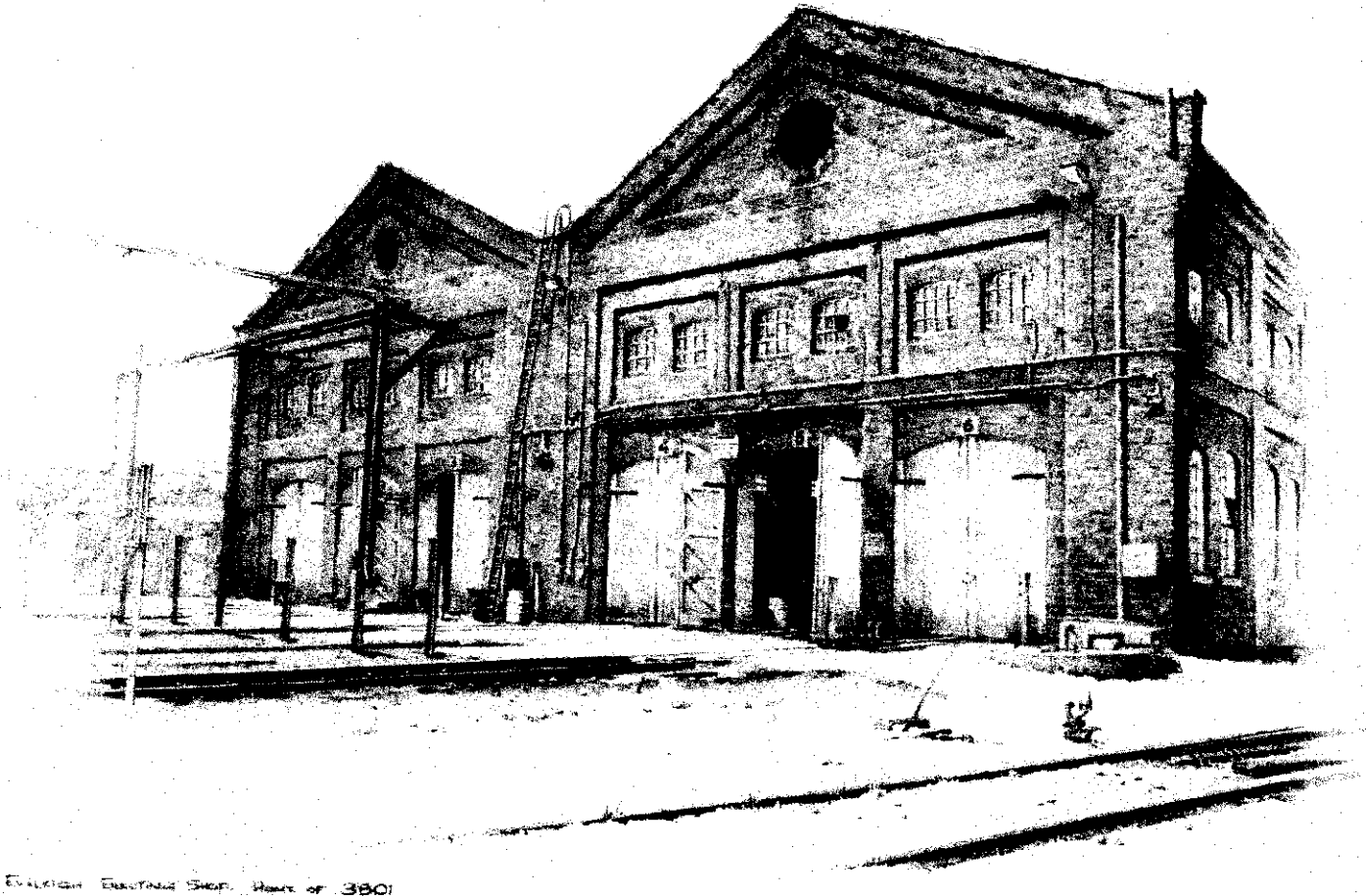
The Draft Built Environment Plan (Stage One)

By

3801 Limited

14th April 2006.

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EVELEIGH ERECTING SHED. HOME OF 3801

Kenneth Bowen

"Home of 3801" by Kenneth Bowen.

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Summary.

Introduction.

- 3801 Limited appreciates the opportunity to make a submission on the Draft Redfern-Waterloo Built Environment Plan (Draft Plan).
- The Company supports the Authority's aim of revitalizing the Redfern-Waterloo area and believes that it can add value to the Authority's plans.

Recommendations:

- **3801 Limited requests that the Redfern Waterloo Authority permit it to retain its current occupation and use of the Large Erecting Shop thereby adding value to the Authority's Draft Built Environment Plan through its continuing activities at Eveleigh.**
- **This recommendation is dependent on the Authority's plans for the South Eveleigh site retaining rail access to the RailCorp running lines from the Large Erecting Shop.**
- **Should the Authority's plans not permit this, a much less preferable option would be for 3801 Ltd to occupy the present Explorer/Endeavour and adjacent areas when RailCorp vacates these areas.**

Supporting Statements.

- The continuing presence of 3801 Ltd at Eveleigh retains a vital historical link with the history of the area. For a century, many residents in the area worked in the workshops, operations and management of the railways.
- The Large Erecting Shop is a unique heritage listed railway building and is one of very few still being used for its original purpose.
- Structurally the building is considered to be in a satisfactory condition relative to its age and in a similar structural condition relative to its original construction. The Independent Engineering Assessment of the Large Erecting Shop identified short-term (within 1 year) rectification works estimated at \$104,000 with a further \$2,751,000 in the medium-term (2 to 5 years).

INTRODUCTION

3801 Ltd appreciates the opportunity to opportunity to make a submission on the Draft Redfern-Waterloo Built Environment Plan (Draft Plan).

3801 Ltd supports the Authority's aim of revitalizing the Redfern-Waterloo area. The strategic direction of the revitalization is supported with a particular focus on the South Eveleigh Strategic Site.

The issues are complex and interrelated and include the future of rail transport in the area, heritage values together with the cultural and social impacts in the Redfern-Waterloo area.

ISSUES

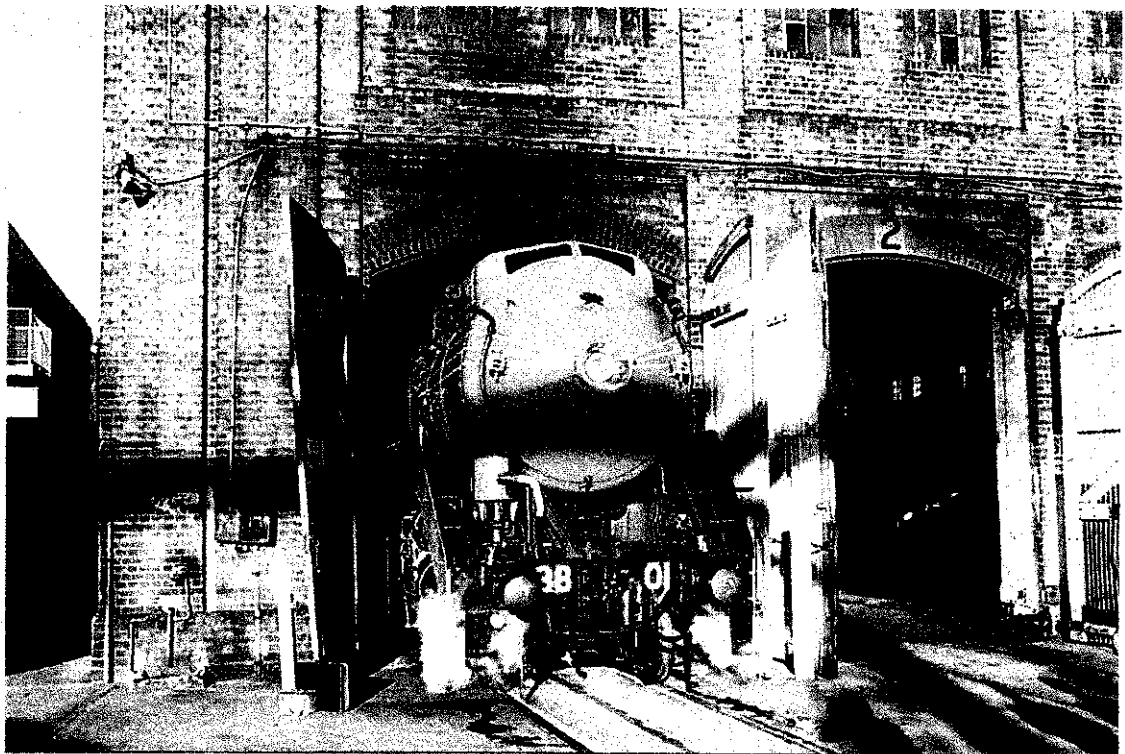
SOUTH EVELEIGH

Heritage Values and Community Interest Enhanced by 3801 Ltd.

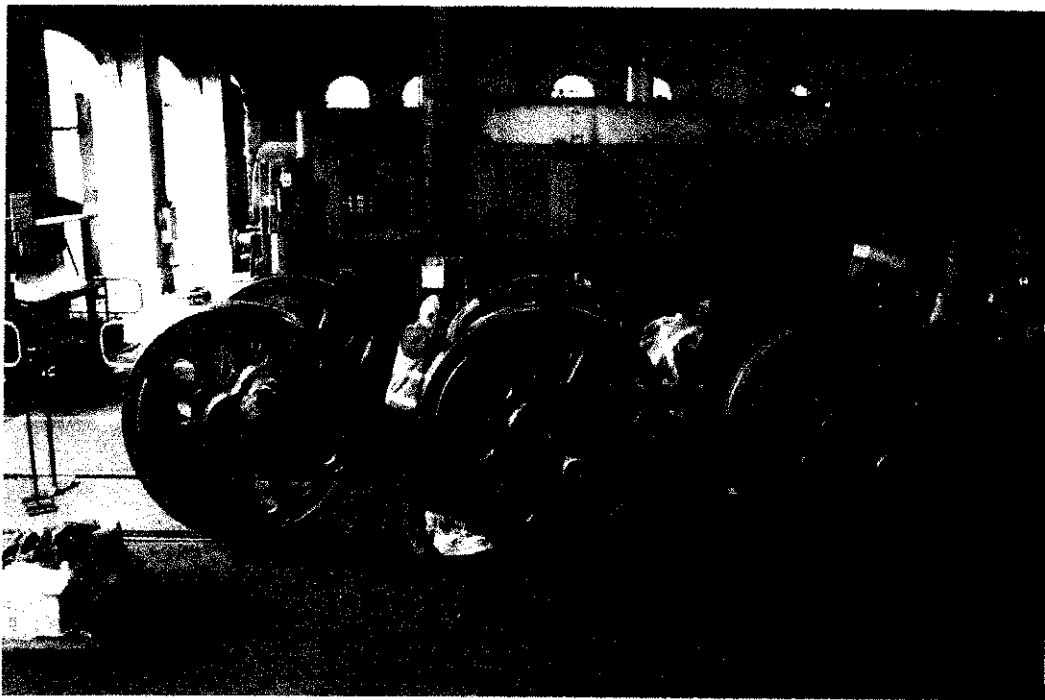
- Locomotive 3801 is Australia's iconic heritage steam locomotive that has tremendous public appeal. Together with other heritage rollingstock in the care and custody of the Company, it will be a cultural attraction creating much public interest at South Eveleigh.
- Iconic locomotive 3801 represents the ultimate development of the express steam locomotive in Australia & is Australia's most widely known and travelled heritage locomotive.



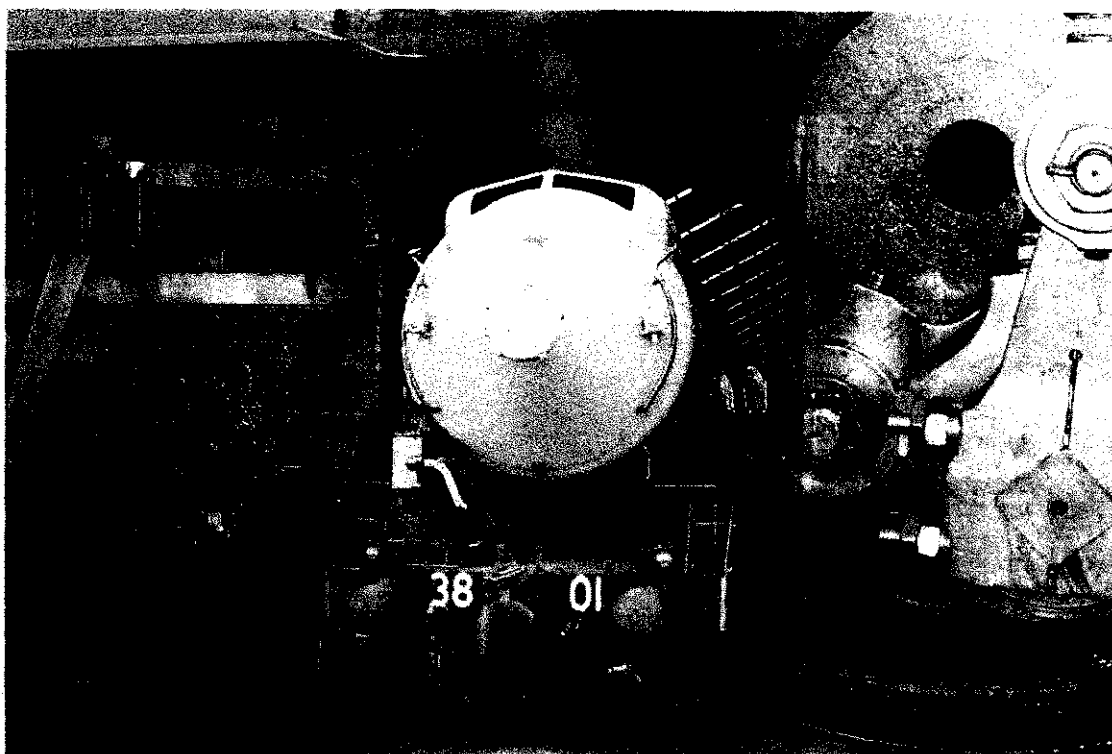
- The Large Erecting Shop is a unique heritage listed railway building and is one of very few still being used for its original design purpose.
- The continuing presence of 3801 Ltd at Eveleigh capitalizes on the great community interest in and appreciation of the unique heritage value of locomotive 3801 linked with Eveleigh that was the operational centre of the New South Wales Government Railways for over a century.
- Additionally, the continuing presence of 3801 Ltd at Eveleigh retains a vital historical link with the past history of the area. For a century, many residents in the area worked in the workshops, operations and management of the railways.



- The long-term aim of 3801 Ltd is to enhance the community interest by having the Large Erecting Shop open to the public as a working museum with the provision of elevated viewing platforms.
- As an additional community interest in the South Eveleigh area, 3801 Ltd plans to operate steam trips from Eveleigh (or ATP) to Central and return on selected weekends to attract family groups and visitors to the area.
- 3801 Ltd has carried over ½ million passengers on its trains during its 19 years of operations.
- 3801 Ltd regularly offers school pupils in the Sydney area work experience in the Company's heritage restoration and operational activities.



- In the Authority's Draft Plan, it is unclear whether the existing Large Erecting Shop that is the present operating base of 3801 Ltd is to be retained.
- The location of the maximum building heights and of the road tunnel in the Authority's Draft Plan could imply future demolition of the Large Erecting Shop. This railway workshop was built in 1899, and is considered to be of State and National heritage significance as part of the nationally significant collection of remaining Eveleigh Railway Workshops heritage buildings and machinery.
- 3801 Ltd commissioned SGA Property Consultancy to undertake an independent Assessment of Adequacy-Structure and Electrical Services; Large Erecting Shop, Eveleigh.
- The complete SGA Report is presented at page 13.
- Structurally the building is considered to be in a satisfactory condition relative to its age and in a similar structural condition relative to its original construction. The Independent Engineering Assessment of the Large Erecting Shop identified short-term (within 1 year) rectification works estimated at \$104,000 with a further \$2,751,000 in the medium-term (2 to 5 years).





- 3801 Ltd is preserving unique trades in the maintenance and restoration of heritage rolling stock. Both staff and volunteers are also being trained in the necessary skills for driving and firing steam locomotives. 3801 Limited is the only heritage operator training younger people to the standard of operating a 38 Class locomotive on RailCorp lines.
- 3801 Ltd, the “not for profit” heritage rail operator that has been based at the Large Erecting Shop, South Eveleigh for the past 19 years.
- If 3801 Ltd does not stay with Eveleigh as its base, it is unlikely that the people of Sydney will see a steam train from “one year’s end to the next.”
- 3801 Ltd has the business and organizational strength to manage the rail heritage in its care and custody for the appreciation of the people of New South Wales.

Strategic Consideration.

- Having six diesel locomotives permanently located at Eveleigh together with qualified crews to work them enables the emergency services to access their use in the event of an emergency situation where the railways electrical supply is interrupted for whatever reason. No other locomotives are within easy reach of the Sydney CBD.

Recommendations:

Preferred Option.

- **3801 Ltd strongly recommends the retention and sympathetic reuse of the heritage listed Large Erecting Shop.**
- **3801 Limited requests that the Redfern Waterloo Authority permit it to retain its current occupation and use of the Large Erecting Shop thereby adding heritage and cultural value to the Authority's Draft Built Environment Plan through its continuing activities at Eveleigh.**
- **This recommendation is dependent on the Authority's plans for the South Eveleigh site retaining rail access to the RailCorp running lines from the Large Erecting Shop.**



Alternative Option.

- **If the Authority is not planning to retain the Large Erecting Shop for a future rail related use, a much less preferred option is for 3801 Ltd to relocate its present activities to other railway facilities closer to the running lines when they are vacated by RailCorp. The Explorer/Endeavour depot and the Millennium/Oscar Train commissioning areas are possible sites.**



3801 Limited: The Company.

3801 Ltd. is a "not for profit" company limited by guarantee. It was incorporated on 5th June 1985; A.C.N. 002 951 671.

The registered office of the Company is: -
Suite G01, National Innovation Centre,
Australian Technology Park, Eveleigh. NSW 1430
Postal Address: -
PO Box 333,
Alexandria NSW 1435

Mission Statement.

"To restore, maintain and operate the heritage rollingstock in the care of 3801 Limited as the premier heritage train operator in New South Wales in a safe, efficient and economically sustainable manner for the ongoing benefit, cultural understanding and enjoyment of the general community and the volunteers and staff of the Company."

Present Operations.

In 1986, State Rail granted 3801 Ltd. a Licence to Occupy the Large Erecting Shop, Eveleigh and this has been the base for the Company's operations.

3801 Ltd. operates the Cockatoo Run 2 days each week, each Wednesday and Sunday from Sydney to Moss Vale via Wollongong and Robertson. In addition, the Company operates approximately 60 tours & charters from Sydney each year. The majority of these are one-day trips to destinations such as Newcastle & the Hunter Valley, the Blue Mountains, the Southern Highlands & the Illawarra.

Extended 3 or 4 day tours to country regional centres in NSW are operated two or three times each year to give people in rural NSW access to our rail heritage.



Key Performance Statistics for Financial Year Ended 30 June 2005

Financial.

Total Income	\$2.108m
Rollingstock Maintenance	\$450,000
Surplus	\$ 42,438

Operations.

Passengers Carried.

Mainline Tours	9675
Cockatoo Run	3091
Charters	2771
Maitland Steamfest	5071
Total	20,608

In the above, 5,450 country region passengers were carried on shuttles in Dubbo, Narrabri & Griffith.

Average length of journey by passengers in 04/05 was 139.6km

Locomotives

Locomotive km travelled in 04/05

3801	14,088	25.0%
3830	2,185	3.9%
3112	1,402	2.5%
Total Steam	17,675	31.4%
Diesel & electric	38,719	68.6%
Total	56,396 km.	

Locomotives accredited with 3801 Ltd: -

Steam	4	3801, 3830, 3112, SMR 18
Diesel	7	4401, 7344, 4908, 4918, 4486, 4473, 4833

Staff & Volunteers

Full Time.

Management & Office	3
Maintenance	7
Total	10

Casual.

Accredited drivers, firemen & guards.	71
Volunteers	96

All volunteers have passed "Track Awareness" course and 7 have first aid qualifications.