

# Collie Roundhouse



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Expression of Interest to Lease

# Site details

## Ownership

The National Trust of Western Australia has management orders for Lots 561 and 2860 comprising the Collie Roundhouse and turntable, as well as significant surrounding curtilage.

## Lease area

The lease area is negotiable. The proposal is for the lease of Lot 561 on deposited plan 68077 and lot 2860 on deposited plan 36230. Applicants should identify the area they are interested in leasing.

## Lease Terms

Lease terms are negotiable subject to agreed valuations and tenant capital input. The maximum available lease is 21 + 21 years.

## Planning Controls

The Shire of Collie is the responsible local government agency. There are a number of relevant statutory controls and agencies, planning and management frameworks. It is recommended that the proponent obtain independent advice regarding planning and statutory controls that may affect their proposal.

## Heritage listings

The Roundhouse was classified by the National Trust in 1988 and it was adopted on the State Register of Heritage Places November 2017 (Place 00541, interim listing 1992). It is on the Shire of Collie Municipal Inventory list as of exceptional significance. This affords it the protection of the Heritage Act of WA (1990).

## Heritage approvals

The National Trust of Western Australia has delegated authority under the Heritage of Western Australia Act 1990 for places it owns or manages. This gives the organisation the power to lodge applications with supporting documentation directly to the decision making authority without referral to the State Heritage Office.

A heritage impact statement prepared by an appropriately qualified heritage professional must be lodged with any planning, building, demolition or other application affecting the place. Documents will be provided to the State Heritage Office for their information and records.

## Potential uses

The Roundhouse is ideally located at the entrance to Collie and offers a range of use opportunities to capitalise on its landmark status. The substantial curtilage associated with the Roundhouse offers opportunities for tourism infrastructure and community use through the development of a precinct which connects to the Visitor's Centre and town centre.

The Roundhouse is currently vacant and listed as 'reserve for the purpose of miniature railway' by Title. Any proposed use will be subject to local council approval. Early liaison with the Shire of Collie regarding planning and building code compliance requirements is recommended. The National Trust encourages compatible uses that respect the cultural significance of the place. We encourage adherence to Burra Charter principals to change as much as necessary but as little as possible.

Lot 561 is currently classified 'contaminated-restricted use (commercial/industrial)'. The National Trust is currently seeking funding to further investigate and remediate to reclassify as suitable for a public use.

# Form of proposal

Proponents submitting an expression of interest are to include:

- Name of the proponent(s), business address and relevant contact details
- Details of any proposed team members, consultants/ contractors
- Details of proposed use of the place and any anticipated impact on heritage values
- Business case
- Details of proposed lease terms including but not limited to:
  - length of desired lease
  - extent of lease
  - proposed rental fee
  - proposed capital expenditure (cash and in kind)
  - any other relevant terms and conditions
- Names and contact details of three referees who have had recent dealings with the proponents
- Level of insurances and name of the company that holds the policy



Lot Plan

**Expressions of Interest are to be submitted to the National Trust  
on or before 3pm Monday 24th September 2018**

Enquiries should be directed to:

Kelly Rippingale  
Senior Manager, Asset Management  
National Trust of Western Australia

4 Havelock St  
WEST PERTH WA 6005

08 9321 6088

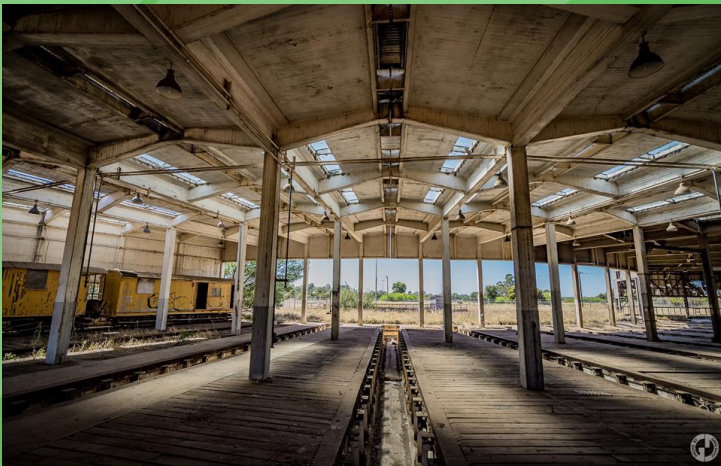
[kelly.rippingale@ntwa.com.au](mailto:kelly.rippingale@ntwa.com.au)



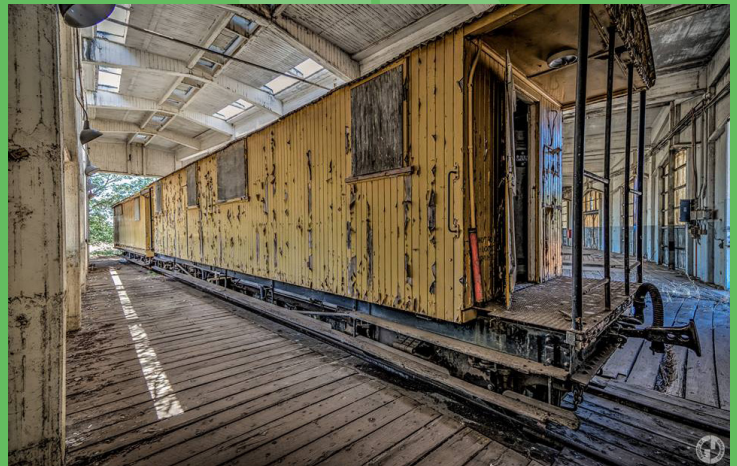
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