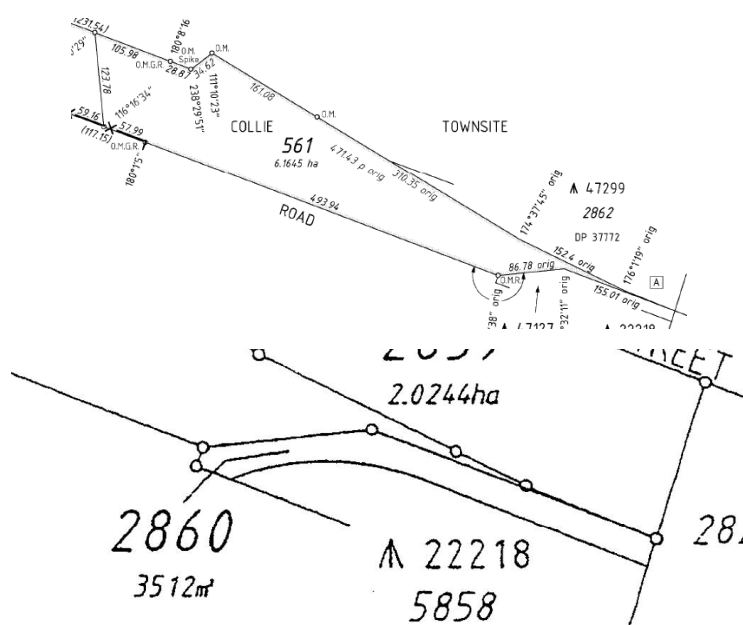


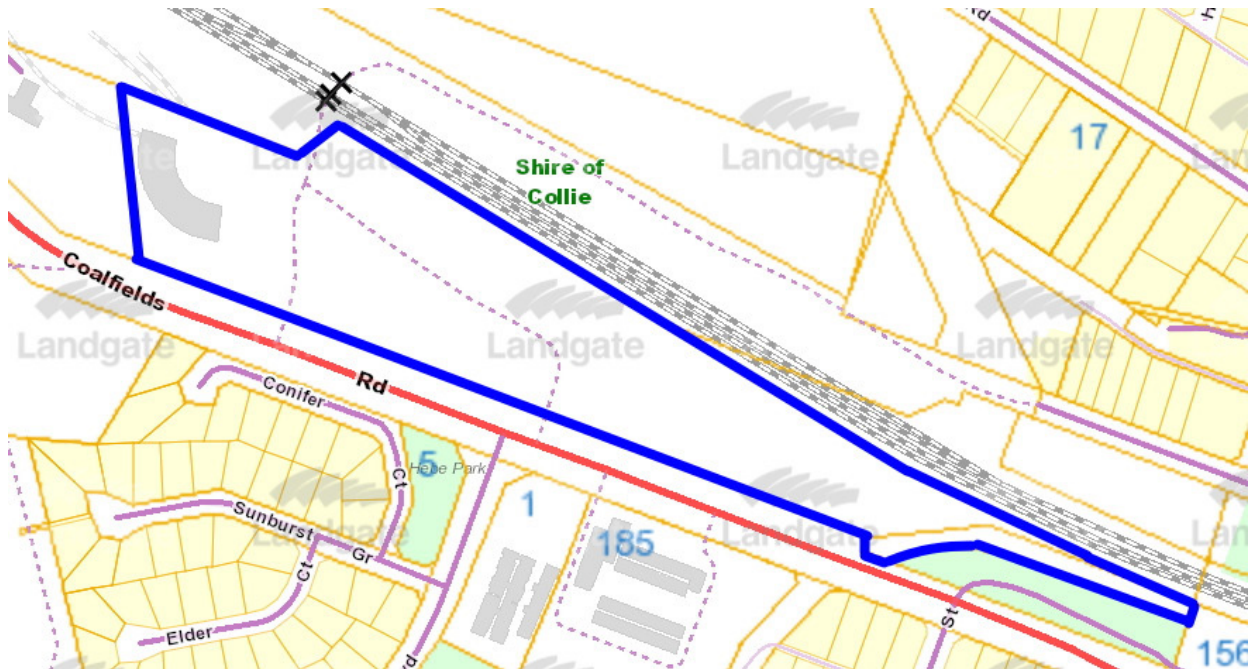
While the economy of Collie derives benefit from industries including agriculture, general industry and tourism, it is substantially underpinned by the fact the environs provide predominantly all of the state of Western Australia's coal supplies.

At the date of the Commonwealth Government's Census in 2016, the population of Collie was calculated as being 7,192 persons. The townsite is provided with a full range of public amenities including government and private schools, hospital facilities, churches, a Shire library, aquatic centre, and good recreation and sporting venues. Major attractions for tourists to the town include its close proximity to the Wellington Dam and the Collie Motorplex.

The property is located in the western part of the Collie townsite. Surrounding development includes older style residential development plus the Collie Ridge Hotel to the south, the Aurizon Collie Depot to the north-west, and the freight rail alignment to the north-east. The centre of the Collie townsite is located to the east and includes Coles and Woolworths supermarkets, and various other retail offerings. Nearby development to the south-east also backing into the rail alignment include a fast food restaurant, a fuel station, the Collie Visitor Centre, and a car yard.

The proposed Lease Area is to encompass Lots 561 and 2860 which combine to form a total agglomerated landholding of 6.5157ha made up of Lot 561 of 6.1645ha and Lot 2860 of 0.3512ha.





The site is of an irregular shape, having a very wide frontage to Coalfields Road and in turn a wide rear boundary fronting the freight rail line.

The total road frontage to Coalfields Road is circa 570m which is significant in the context of the lot depth which generally ranges between 50m and 140m for the most part, before tapering significantly in the south-eastern section of the site.

## SERVICES

Coalfields Road is a bitumen paved thoroughfare with stormwater draining naturally to gravel verges. Reticulated water and sewer run past the site. Refer to the GHD Services Assessment report for further information. Other services include electricity, telecommunications and postal.

## IMPROVEMENTS

The proposed Lease Area incorporates the Collie Roundhouse being a historical 1956 building. The place is rare as it comprises the only extant railway roundhouse in the state together with the fact it features the only electrically articulated turntable in the state which was previously required to manoeuvre the larger Garratt steam locomotives.

The improvements are focused within the very north-western portion of the site and there is a significant degree of vacant land associated with the proposed Lease Area. The orientation of the improvements in the context of the greater Lease Area is best shown in the following Aerial Plan.



The Roundhouse is a concrete structure measuring approximately 2,175m<sup>2</sup> in size.

It is of a specialised nature featuring an open crescent elevation to the eastern side of the building, with roofing of concrete and wall elevations of framed concrete with a mixture of sheet iron and fibre panel cladding.

The structure consists of 14 bays, each featuring wash-down/repair pits. Two of the pits along the southern moiety have been filled with concrete, with the remainder being open.

There are four hang-down hoods previously utilised for exhaust extraction, and various skylight panels allowing for the ingress of natural light.

There are also a number of remnant hang-down mercury vapour lamps.

Along the southern and western elevations are a total of six loading doorways. Five of these measure 4.3m wide by 3.25m high, and the sixth is of a higher clearance at 5.8m wide by 4.7m high.

Four of the lower clearance doors have sliding doors, with the northern-most having cyclone mesh screening. The higher bay has a steel roller door.

The main building has a truss height ranging generally from 6m up to 6.4m, with the gradual slope allowing for drainage.

The roof structure drains to the western side with box gutters taking rainwater to ground level.

The internal space features a number of internal support columns.

To the north-east of the Roundhouse structure is the turntable which essentially comprises a circular pit with a mechanised turntable previously utilised to orientate trains into the required direction.

It is expected a lease proponent will need to address the improvements in such a way as to incorporate them into the proposed repurposing of the land.

## LOCAL MARKET

Residential house prices within Collie experienced an increase of the last year, with REIWA reporting a 10% increase in the median house price in the year to 30 June 2020. The median house price now sits at \$160,000.

Over the past 5 years, the Collie median house price has declined by 5.5% overall. Market performance in this location is project-driven, and the town remains heavily reliant on the mining industry despite concerted efforts in recent times to diversify the locality.

On 28 August 2020, it was announced the town is to host a \$7million autonomous machinery training facility to be known as the WesTrac Technology and Training Centre. The project is anticipated to have an average of 200-300 students at the centre each year, which equated to 2000 accommodation nights at Collie hospitality venues. This is expected to provide a degree of positive stimulus to the market in the future.

## HERITAGE CONSIDERATIONS

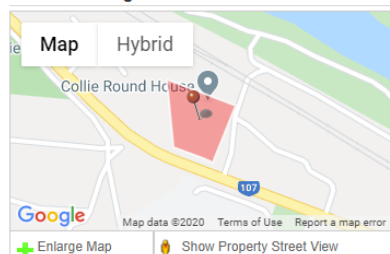
The Collie Roundhouse is classified as a heritage site. The site is on both the Shire of Collie's Municipal Heritage Inventory List and the State Register of Heritage Places. This affords it the protection of the Heritage Act of WA 2018.

For more information, visit: [www.dplh.wa.gov.au/about-inherit](http://www.dplh.wa.gov.au/about-inherit)

### Railway Round House with Turntable, Collie

AUTHOR **Heritage Council**

PLACE NUMBER **00541**



#### LOCATION

Rly Res N of Coalfields Hwy Collie

#### LOCATION DETAILS

Railway reserve, north of Coalfields Road.

#### OTHER NAME(S)

Railway Roundhouse

LOCAL GOVERNMENT Collie

REGION

South West

CONSTRUCTION DATE

Constructed from 1958

DEMOLITION YEAR

N/A

#### Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Heritage List	Adopted	14 Nov 2017		<a href="#">Shire of Collie</a>
State Register	Registered	25 Jun 2019	<a href="#">Register Entry</a> <a href="#">Assessment Documentation</a>	

#### Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

#### Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT	DESCRIPTION	MORE INFORMATION
Municipal Inventory	Adopted	30 Apr 1996			
Register of the National Estate	Nominated	19 Feb 1991			
Classified by the National Trust	Classified	08 Mar 1988			
Register of the National Estate	Indicative Place				
Municipal Inventory	Adopted	01 Aug 2017	Exceptional significance	<a href="#">more</a>	<a href="#">Shire of Collie</a>