

COLLIE ROUNDHOUSE

VISIONING REPORT



Collie Roundhouse. Image Courtesy of Explored Visions

PREPARED BY

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FOR

THE NATIONAL TRUST OF WESTERN AUSTRALIA

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BACKGROUND

The significant role rail played in the emergence of Collie as a source of coal for Western Australia is highlighted by the infrastructure that remains in the town of Collie, with the Roundhouse and Turntable and the Railway Goods Shed (c1898) and Footbridge (c1912) being key components. Collie Coal was discovered in Collie in 1883 but was not immediately exploited because of the dominance of the eastern states coalfields and the lack of a railway to transport the coal from Collie to Bunbury. The Collie town site was declared in 1896.

The South West railway line was completed in 1893 and the line from Brunswick to Collie in 1898. Access to rail transport launched Collie and the coal industry on a sound basis and boosted settlement in the district. The important role that the engineer-in-chief and acting general manager of railways in Western Australia, Charles Yelverton (CY) O'Connor played in establishing the Collie coalfields is often overlooked. He pushed hard for the building of the line from Brunswick to Collie and argued convincingly for the use of local coal so that WA would be independent of the unreliable Eastern States coal supply.



Turntable and Roundhouse. Image Courtesy of Explored Visions

Little detail is included in the assessment of significance documentation for the place but it is noted that 'the first roundhouse in the state was constructed in Bunbury in about 1929 at a cost of between £30,000 and £40,000'. A turntable was located in Collie from as early as 1898 when it was reported that 'the carriage sheds, engine sheds and turntable are now assuming a finished appearance, and the railway contractors are to be congratulated on successfully getting the heavy ironwork of the turntable into position without accident to either men or material'. It is

likely that this was located near the intersection of Forrest Street and Prinsep Street North. It was reported in June 1947 that 'a new turntable 80ft long' was located in Collie.

The Collie Roundhouse is a post-war building which housed 14 steam locomotives. It remains intact complete with turntable pit and turntable. It is thought to be the last extant Roundhouse in Western Australia. The place was classified by the National Trust in 1988, placed on the Shire's municipal inventory in 1996, and included on the State Register of Heritage Places as an interim registration in 1992 and adopted on 14 November 2017 with the following statement of significance:



Aerial photograph of Roundhouse and Turntable. Image Courtesy of NTWA

Round House with Turntable, Collie comprising a single storey off-form concrete industrial locomotive Round House (1956) building with associated 100' Turntable (1957), has cultural heritage significance for the following reasons:

The place demonstrates the methods and evolution of maintaining steam locomotives in the State along a major rail transport route, through adopting innovations in technology and building;

The place demonstrates the development and importance of Collie as the State's only commercial coal producing town, which reflects the development of the State throughout the twentieth century and increased consumption of coal as a fuel source;

The place is rare for including the only extant railway round house, which may also be notable nationally for the use of concrete, and for including the only turntable of its size and type in the State; and,

The place has aesthetic value for its symmetry, innovative design, and structural engineering character through the use of off-form concrete, which makes it a dramatic and dominant structure located along a major route into Collie.

The buildings and structures adjacent to the place are not included in the curtilage and have not been considered as part of this assessment.

In 2019 the National Trust of Western Australia (NTWA) was successful in a funding application to the Collie Futures Industry Development Fund to enable the conservation of the Roundhouse structure and remediation of the site surrounding the Roundhouse. The aim of the remediation works is to have the site reclassified to 'remediated - restricted use' suitable for future a commercial use, allowing the Roundhouse site to be developed and adaptively reused. Remediation works are ongoing with a view to completion in 2021. The adaptive reuse of the Collie Roundhouse presents a substantial opportunity to contribute to the economic diversification of Collie and there is significant interest to see it activated at both a local and State Government level.

THE SITE

The Collie Roundhouse is located on the outskirts of the Town of Collie, 190km south of Perth and 55km east of Bunbury on the Coalfields Highway, 850 metres west of the Collie Visitor Centre. The Roundhouse is located on crown reserve land assigned for railway use since being gazetted in 1919. In May 2011 Lot 561 on Deposited Plan 68077 and Lot 2860 on Deposited Plan 36230 were set apart as Reserve 47127 for the purpose of 'Heritage Place' with a Management Order in favour of The National Trust of Western Australia (NTWA). These land parcels were vested to NTWA from the Public Transport Authority (PTA). The Roundhouse was inscribed on the State Register of Heritage Places on 14 November 2017 following an interim registration in 1992.

Collie Roundhouse was historically a railway yard/depot, and on the basis of previous studies is classified as "Contaminated- Restricted Use" with use restricted to industrial/commercial type activities.

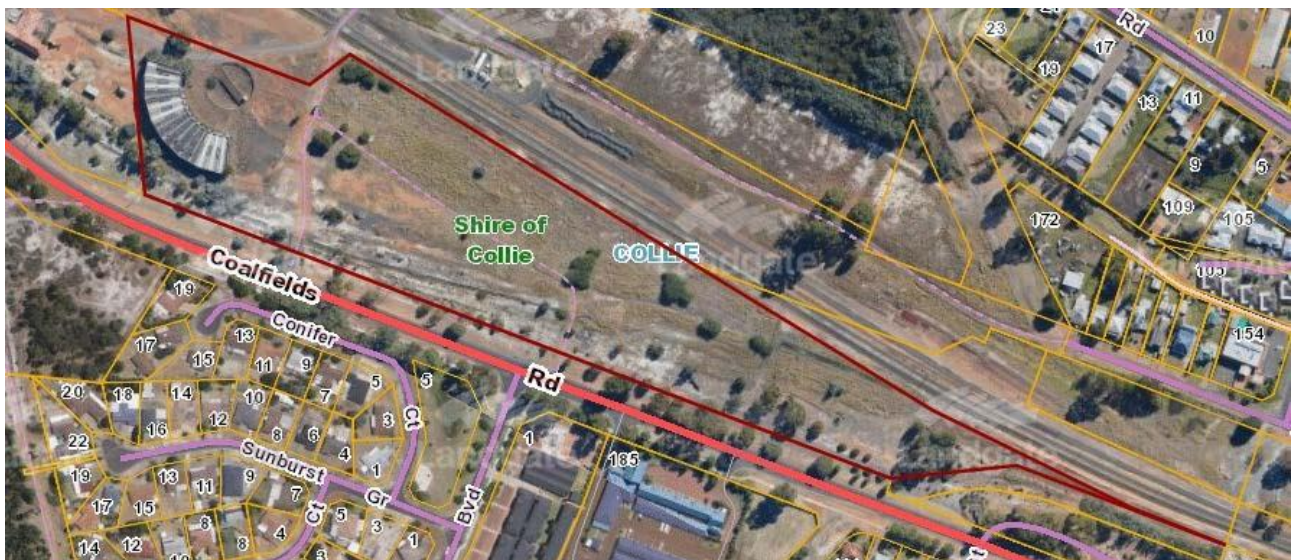
A key part of achieving a vision for heritage tourism use is for the lot to be reclassified as "Remediated for restricted Use". To date a Preliminary Site investigation of the extent of site contamination is complete and a Sampling Quality Management Plan is being finalised. Detailed site investigations of the site are scheduled for November 2020, with investigation results reported and audited by February 2021. The detailed site investigation will reveal further information regarding in-ground contamination and provide a way forward to clear the site for future use. As information comes to hand it will be shared with proponents. An Auditor has been engaged from the start of the contamination investigation and will prepare a Voluntary Auditors report according to Contaminated Sites guidelines.

Part of the scope of Stage 1 above ground works currently being undertaken at Collie Roundhouse are an above ground asbestos emu bob; removal of east end cladding and roofing on Collie Roundhouse, removal of mastics, some soil removal into a stockpile, and lead paint removal. Urgent conservation works undertaken on the Collie Roundhouse include brushing and stacking of timber floor boards; re-roofing fourteen curved roof vents and eastern skillion roof, replacing broken glass skylights with fibreglass skylights in a 'like for like' detail, recladding and painting the east timber wall of the Roundhouse, and recladding a smoke vent. The asbestos register will be updated upon completion of the works in early October 2020.

Collie Railyards is located within The Collie Local Scheme as a Reserve – Railway reserved land. It is not zoned under the Local Scheme. Planned amendments to the 2020 Collie Scheme Amendment will change the Reserve to Public Purpose which provides for a range of heritage purposes and associated commercial uses.



Collie Roundhouse site overview



Part Reserve 47127 Landgate Lot 561

The PTA currently lease the parcel of land to the west of the Roundhouse site to Aurizon Rail. The Aurizon Rail Collie Depot is located on this land. The land to the north-west of the Roundhouse site is the Arc Infrastructure rail corridor.



Site Rationalisation Plan courtesy of PTA 26/11/2019

Blue	PTA land. Aurizon have a non-exclusive lease to the land and buildings on this site.
Green	PTA land. NTWA will seek a non-exclusive licence for access to this land.
Purple	PTA land for future disposal and amalgamation into the NTWA Reserve, subject to future approval, survey and crown subdivision.
Orange	PTA land leased to Arc Infrastructure. NTWA will seek to obtain a licence to use this land for 'community purpose'.

A desktop review of the hydraulic (water, sewer, stormwater and fire) and electrical services at the site has been undertaken to identify the existing infrastructure currently serving the site and to provide a high level recommendation of upgrades that may be required to enable future development of the site. These reports will be made available to proponents during the Expression of Interest process.

PROJECT GOALS

The goal of the visioning process was to engage with the local Collie community to identify the community's key values for the Roundhouse site. The feedback received from the community will form the basis for an Expression of Interest (EOI) that will call for interested parties to develop all or part of the site in the future.

Broader project goals for the development of the Roundhouse are outlined below.

- Presents substantial potential to contribute to the economic diversification of Collie
- Provides an avenue to bring tourism revenue to the town and region
- Support the local community and create new jobs
- Allows the site to be remediated for use by the public
- Allows the Roundhouse and turntable structures to be conserved
- Conserving the Roundhouse will enable the historic landmark to be open to visitors to appreciate its architecture and cultural heritage values
- Provide community benefit by activating the greater site and creating a link between the town centre and Roundhouse

VISIONING PROCESS

PROJECT WORKING GROUP

A project working group meeting was held at the Collie Miner Workers Institute Meeting Hall on 22 May 2020 as a precursor to the community visioning workshop. The aim of this meeting was to develop and confirm the priorities for the adaptive reuse of the Roundhouse building and site, and to identify the potential risks that could cause roadblocks to the project. The project working group confirmed that the overarching approach for the adaptive reuse of the Roundhouse was to be towards the State Government's objective for a 'thriving tourism' destination.



Project working group meeting 22/05/2020. Image Courtesy of NTWA

Representatives from NTWA, H+H Architects, Department of Premier and Cabinet (Collie Delivery Unit), Department of Jobs, Tourism, Science and Innovation, South West Development Commission and Shire of Collie and were in attendance.

THRIVING TOURISM

ADAPTIVE REUSE PRIORITIES

A LOCAL STORY

- Community led process
- Showcase themes of rail and coal mining
- Celebrate local stories
- Interpret the history of the place



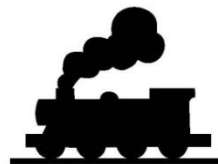
ATTRACTIVE DESTINATION

- For locals and tourists alike
- Attract tourist revenue to town
- Create a point of difference
- Showcase local production
- Enhance the entry to Collie



AUTHENTIC TO PLACE

- Railway heritage
- Maintain the character of the Roundhouse
- Working class
- Genuine visitor experience



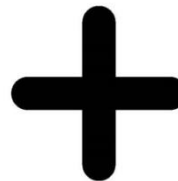
CONNECT TO TOWN

- Pedestrian and vehicle links connecting back to the town centre
- Connect to surrounding walk and cycle trails
- Rationalise access points to the site



VALUE ADD

- Complement the town, not overshadow
- Create new jobs
- Broaden existing industry
- Opportunities for skills training and links to TAFE



COLLIE ROUNDHOUSE

Infographic courtesy of H+H Architects.