

VISIONING PLAN

NTWA engaged H+H Architects to prepare a visioning plan and facilitate a community workshop in Collie to consider the options available for the adaptive reuse of the Roundhouse building and site. Following on from the project working group meeting, a visioning plan was developed to provide a broad framework to guide the community workshop.



Visioning Plan design by H+H Architects.

The visioning plan is a consolidated visual representation of the site features, constraints, opportunities, suggested activation zones and infrastructure surrounding the site. The plan identifies the boundaries of the Roundhouse site and the various land parcels surrounding the Roundhouse to the north and west, as well as a registered Aboriginal site on the northern side of the railway line. The plan proposes to maintain the existing primary vehicle access point from Coalfields Highway and suggests a new secondary access point at the eastern end. An important linkage through the site is shown to allow pedestrian and vehicle connection from the Collie Visitors Centre to the Roundhouse and Bibbulmun Track, Karak Walk and Cycle Trail and Westralia Loop beyond. The plan identifies the view corridor from the Roundhouse to the existing railway line as an important element in maintaining the character and genuine experience of the place. Various zones are identified as being suitable for an entry statement, car parking, activation

and enhancement. Also shown are suggested locations for visual buffering which may also assist to enhance the setting of the place.

SHIRE OF COLLIE

The Shire of Collie was invited to review the visioning plan prior to the community workshop. Andrew Dover Director of Development Services made the following comments in an email to NTWA on 13 August 2020:

Thanks for sending through the Visioning Plan. We discussed it internally as officers and were thinking that it misses the opportunity to provide a commercial return to make the precinct sustainable. The discussion in the Visioning Workshop was for a narrow road to traverse the site between the primary and secondary accesses to service spaces to be leased and developed (e.g. tourist cabins) to provide an income to cover the upgrade and maintenance of the Roundhouse as well as feed the use of this building. A question also relates to the use of the Secondary Access, given that it does not appear to be connected to a road on the site. Also a minor thing to note that the Collie Ridge has taken over the Comfort Inn and incorporated it into its business so the whole thing is just the Collie Ridge.

With the caveat of the above, the Plan looks good as it links into the Visitor Centre and different trails, it activates the central space and it looks to provide a tourist experience which does not currently exist in Collie without taking away from the CBD.

The Shire of Collie has recently revised their Town Planning Scheme which includes a revision of the Roundhouse site from reserve for 'Railway' to reserve for 'Heritage', which allows the site to be used for public purpose, providing for a range of heritage purposes. It is anticipated that the revised Town Planning Scheme will be adopted in mid-2021, pending approval by Shire of Collie Council and the Western Australian Planning Commission. Any proposed adaptive reuse development at the Roundhouse site will require a development application to be submitted to the Shire of Collie for approval. Dependent on the scale of the proposed development a Local Development Plan may also be required for the site.

COMMUNITY ENGAGEMENT

The community were invited to share their stories, ideas and concerns for the adaptive reuse of the Roundhouse via posters distributed in Collie, NTWA website survey, NTWA Facebook posts to local community group pages and local newspaper advertising. Refer to **Appendix A** for a detailed summary of the community engagement strategy.

NTWA contacted local aboriginal elder Norm Hayward and briefed Mr Hayward on the proposed adaptive reuse of the Roundhouse and invited Mr Hayward, Joe Northover and James Khan to attend the community visioning workshop. Mr Hayward is familiar with the site having worked as a steam engine driver in Collie for 30 years.

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swtimes.com.au

South Western Times
Thursday, August 6, 2020

Stories help Roundhouse restoration

Stories and recollections of the historic Collie Roundhouse will be at the centre of restoration work due to be undertaken at the site, with the National Trust of Western Australia hosting a workshop for residents to contribute to the project.

The workshop, to be held at the Collie Mine Worker's Institute on August 14, is intended to help gain an in-depth understanding of the usage and cultural significance of the site.

Collie was once second only to Fremantle as the State's biggest rail centre and the Roundhouse is a significant piece of WA's rail heritage as one of only two to have been built and the only one still in existence.

The building consists of 14 radial bays, used for the maintenance and cleaning of steam engines, as well as marshalling yards and a depot.

The construction of the marshalling yards in 1954 and the depot in 1958 significantly increased the facility's ability to properly maintain steam engines.

"Our understanding of this important building will be greatly enhanced by capturing stories associated with the site," NTWA



Collie-Preston MLA Mick Murray is encouraging Collie residents to get involved in a workshop and contribute to the restoration of the Collie Roundhouse.

chief executive officer Julian Donaldson said.

"From the kids who snuck in to play around the sheds and the turntables to the practical jokes played on apprentices, the celebrations and sorrows, this place has a rich history and we would love you to share your stories about it."

Collie-Preston MLA Mick Murray encouraged people to have their say on the future of the project by getting involved in the workshop.

"We want participants to put forward

ideas for future uses for the site as well as raising concerns about the redevelopment of this important site," he said.

Recollections can also be contributed through the NTWA website or dropped at the shire offices, Collie Library, the South West Development Commission or the Collie Chamber of Commerce.

Following the workshop, NTWA will call for expressions of interest to lease all or part of the site.

The first stage of remediation work commenced earlier this year.

Union calls for clarity

JACKSON BARRETT

The Australian Manufacturing Workers' Union claims the ongoing dispute between Griffin Coal and Bluewaters Power Station is causing its members unnecessary stress and anxiety and has called for more transparency from the coal miner.

Griffin will head to court later this month to dispute the validity of default notices issued to them by Bluewaters.

It was announced last month Griffin had defaulted under its supply arrangements with the Japanese-owned company, which at the time claimed Griffin would be put in the hands of a Bluewaters-appointed controller if breaches were not rectified.

AMWU State secretary Steve McCartney said union members had been kept in the dark over the matter.

"Our members are getting no comfort out of this," he said.

"We want them to come clean and give our members some under-

standing of what is going on and we are interested to see what comes out of court.

"All this does is create more anxiety, if they are in the right, at least confirm to our members that everything is OK, and why that is."

In a statement, a Griffin Coal spokesperson simply said "Griffin Coal disputes the validity of the default notices issued by Bluewaters and has applied to have the matters determined by the court."

Bluewaters is Griffin's biggest customer and is responsible for more than 15 per cent of Western Australia's energy supply.

It is the State's only privately owned coal-fired power station, being owned by Japanese company Kansai Electric and global trading company Sumitomo Corporation.

Griffin is one of the Collie region's biggest employers, with more than 200 jobs based at its Ewington coal mine, 8.7km outside Collie.

The case is listed to be heard by the Supreme Court on August 28.

Exhibit celebrates new gallery and old collection

The Collie Art Gallery will return to its roots later this month with an exhibition showcasing the bequest of West Australian art dealer Claude Hotchin.

Mr Hotchin's extensive collection was distributed as gifts to councils around the South West and Great Southern from 1947 until his death in 1977.

Collie's collection was donated in 1954 and was displayed at the Collie Shire Council chambers until 2015, when a push for the

works to be stored in a more appropriate environment led to the art gallery being built and established.

Gallery coordinator Payam Parishanzadeh said the new gallery was able to take good care of the important collection.

"The pieces were looked after, but the gallery is a better place for such works because we have the air conditioning and the humidifier so artworks are generally better preserved if the space is specialised for such purposes," he said.

"The gallery opened after 10 years of local people fighting for its establishment, including Jan Wallace, who was a driving force.

"We are expecting a good audience for this exhibition because the Claude Hotchin bequest forms a major part of a lot of the art centres in the area."

Mr Hotchin also donated collections to the cities of Bunbury and Albany and the Shire of Plantagenet, with other donations to groups in Katanning and Narrogin.

The exhibition, A Glimpse of the Collie Art Collection, begins on August 21 and will run for three weeks until September 13 and will also include other works from the Shire of Collie's collection.

Mr Parishanzadeh said his favourite piece from the collection was a painting of Mt Clarence in Albany by West Australian artist Guy Grey-Smith.

This will be the second exhibit at the gallery since it reopened after a lengthy shutdown in June.



Collie Art Gallery coordinator Payam Parishanzadeh.



COLLIE ROUNDHOUSE HAVE YOUR SAY

You are invited to share your suggestions on the redevelopment of Collie Roundhouse as a thriving tourism destination celebrating themes of rail and coal mining.

Have your say on what we need to protect, share ideas about new uses, and what community or business you imagine will have the most benefit to Collie.

WHEN:

Friday 14 August, 10am - 12pm

Collie Mineworkers Institute

Cnr Throssell & Patterson Streets, Collie



ADVERTISEMENT MICK MURRAY MLA Member for Collie-Preston

Big projects are the result of working together

It was fantastic this week to be able to announce funding for two big South West projects in my role as the Minister for Sport and Recreation.

The State Government will chip in \$6 million to the redevelopment of the Donnybrook and District Sporting and Recreation precinct as well as putting \$5 million towards a long-overdue upgrade of the facilities at Hands Oval in Bunbury.

The Donnybrook precinct will consolidate a number of sporting organisations into one area in order to continue the town's strong sporting tradition, and an

enhanced Hands Oval will hopefully attract WAFL fixtures as well as AFL scratch matches to the region.

These two projects are great examples of State Government and Local Government working together towards a common goal in order to benefit the wider community.

As the Member for Collie-Preston I know how much work the Donnybrook-Balingup shire has already put towards the precinct plans, and similarly the City of Bunbury has been in the ear of my colleague Don



Punch for some time now.

The different levels of government all have important roles to play and each level always functions best when collaborating with the others.

When local, state and federal governments are not on the same page things quickly become bogged down and delayed.

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Please continue to support local businesses by shopping local whenever you can, in whatever way you can - online, in person or by phone.

Advertisement and article in the South Western Times 06/08/2020. Courtesy of South Western Times

Community members were invited to attend a visioning workshop at the Miner Workers Institute Meeting Hall in Collie on 14 August 2020. The purpose of this workshop was to engage with the local Collie community and provide an opportunity for community members to have their say on the possible future uses for the Roundhouse building and site.

The community visioning workshop took the format of a group discussion facilitated by H+H Architects. CEO of NTWA Julian Donaldson provided an introduction to the workshop and summarised the project goals and long term vision of the Roundhouse project. H+H Architects then presented the visioning plan and asked the attendees for their input into the adaptive reuse of the Roundhouse and greater site. Attendees were invited to offer their ideas either verbally or in written form. Precedent examples of good quality adaptive reuse projects were also presented to encourage ideas. To conclude the meeting attendees were informed that their input would form the basis of the expression of interest (EOI) process moving forward.

The community visioning workshop was attended by approximately 30 community members with strong representation from local heritage railway groups. Representatives from NTWA, Department of Premier and Cabinet (Collie Delivery Unit), South West Development Commission, Hon Mick Murray MLA, Collie-Preston WA Labor candidate Jodie Hanns and two potential lessees were in attendance.



Community Visioning Workshop 14/08/2020. Image Courtesy of NTWA

11/09/2020

VISIONING OUTCOMES

The visioning process determined that there is a strong push from the local community to celebrate and showcase Collie's rich rail history at the Roundhouse and to partner this with an economically sustainable commercial enterprise to support Collie and attract tourists to the site.



Collie Roundhouse. Image Courtesy of Explored Visions

Community suggestions from the visioning workshop are thematically grouped below:

GENERAL

- Commercial and cultural activities to be operated together
- Connect to the township and surrounding trail networks
- Provide a strong presence at the entry to Collie from the west
- Limit static displays, engaging and interactive displays preferred
- Link to the Goods Shed, Bill Weir Rolling Stock Shed, Preparation Shed
- Interpretive lighting projections onto the Roundhouse structure to display stories
- Vehicle entry to be from the west to not impeded the visual presence of the Roundhouse from the east (town side)

- Development to be in line with Collie's history. i.e. power generation
- Noise should be considered for night activities – shunting of trains on the active railway lines
- Add new buildings to the site for commercial purposes and keep the Roundhouse for rail heritage display
- Celebrate indigenous history – native planting and gardens
- Incorporate the existing steel framed structure to the west of the Roundhouse site into the project – old diesel workshop

RAIL THEME

- Rail heritage displays
- Showcase rare locomotives to the public
- Display working turntable – possibly to showcase locomotives on existing railway tracks
- Miniature railway traversing the site and connecting the Roundhouse to the Visitor Centre
- Railway adventure playground
- Possible tourist rail line, similar to Hotham Valley Railway

HOSPITALITY & TOURISM

- Revolving restaurant utilising the turntable
- Accommodation venue – backpackers, walkers or cyclists
- Adapt old carriages into accommodation or hospitality venues
- Hospitality venue – family affordable, working class heritage, different offerings to those currently in Collie
- Microbrewery production and hospitality venue
- Entertainment venue – night club, theatre, concert hall, possibly rail themed
- Ruin bar
- Display traditional crafts – i.e. blacksmithing
- Market stalls – food and beverage, arts and crafts, artisan products

EVENT BASED

- Multi use public gathering space with playgrounds, picnic areas and sculptures
- Large event venue with parking and disabled access provisions
- Function space available for private hire

COMMERCIAL ENTERPRISE

- Movie theatre
- Indoor activity centre – fun house, rock climbing, ten pin bowling, miniature golf, arcade, miniature rides, axe throwing, anger rooms, science activities, food hall, stage for entertainment
- Food production

EDUCATIONAL

- Educational skills training facility with links to TAFE

CONCLUSION

KEY DIRECTIVES FOR THE EXPRESSION OF INTEREST (EOI) PROCESS

- Collie Roundhouse shall continue to be a site that celebrates rail heritage through its fabric, setting and cultural interpretation.
- Any new development shall be aligned with the vision of 'thriving tourism' and support public visitation.
- Any new development of the site shall maximise links back to the adjoining cultural heritage and visitor precinct.
- Any new development shall retain and enhance the landmark status of the Round House building and Turntable.
- The existing setting of the place should improve its presentation at the entry to the town without detracting from its cultural heritage values.
- Any new development shall be complementary to local industry and provide opportunities for job growth in Collie.