

OPEN FOR
INSPECTION
WEDNESDAY,
21 OCTOBER 2020

EOI CLOSE
MONDAY,
16 NOVEMBER 2020

Calls for Expressions of Interest to lease Collie Roundhouse

COALFIELDS ROAD, COLLIE

OFFERING

The National Trust of Western Australia invites your Expression of Interest to lease and adapt the iconic Collie Roundhouse. This landmark heritage listed building at the western entry to Collie has the potential to be a significant commercial opportunity, combining the rich coal mining and railway heritage of the area with the emerging tourism industry in the region.



GREG DAVIS



National Trust
WESTERN AUSTRALIA

ACCESS

The subject Lease Area is accessed via its expansive road frontage to Coalfields Road. There is one primary crossover from Coalfields Road into the south-western part of the proposed Lease Area, plus an additional crossover centrally along the road frontage.

Access to Perth is via Coalfields Road, South Western Highway and thereafter onto Albany Highway and the inner metropolitan region. Likewise access into the Bunbury city centre is via Coalfields Road and South Western Highway.



GREG DAVIS

“... redevelop the Roundhouse as a heritage tourism precinct celebrating themes of rail and coal mining ...”

A locomotive Roundhouse – relic of a bygone era

The Collie Roundhouse is a mid 1950s building constructed to maintain up to 14 steam locomotives at a time, servicing the state's vital coal industry.

By the 1970s the Roundhouse and its Turntable were decommissioned, becoming a place to store and maintain steam locomotives.

It was classified by the National Trust in 1988, and included on the State Register of Heritage Places since 1992. It is also on the Shire of Collie's Municipal Inventory.

The place reflects Collie's coal mining history and the importance of the railways and the coal industry to Collie today.

“ Collie coal was discovered 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 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. ”



SALVADOR GUERRERO

GREG DAVIS



THE COLLIE ROUNDHOUSE IS WHERE RAIL HERITAGE AND TOURISM CAN MERGE

The substantial curtilage, symmetry and style of the Roundhouse, combined with architectural character, make this place unique. It has a quarter circle plan and an off-form concrete construction with precast concrete beams all of which combine to produce a dramatic architectural character.

Today, the Roundhouse remains intact, complete with a 100 foot turntable, and is the only extant roundhouse in its original setting in the state. Nationally it is unusual for its construction type, with most others being of lightweight construction.

“... The focus on a heritage-based tourism proposal enables the social and historic significance of Collie to be promoted which is of benefit to the well-being of Collie’s residents and contributes to their sense of place ...”

The Roundhouse can play an important role in this initiative being strategically placed at the western entry to town. It offers opportunities for tourism infrastructure and community use through the development of a site which connects to the town and its Visitor Centre.

Situated in the beautiful Collie River Valley

The town is surrounded by beautiful Jarrah forests. The Collie River skirts the township which is surrounded by undulating green dairy countryside.

It is a region that has recently seen a growing interest in tourism as nearby attractions forge new connections with locals and interstate visitors. Collie River Valley has close links to Wellington Dam and the Ferguson Valley and sits on the inland route to the South West and Margaret River, so those looking for a picturesque drive on their road trip south often frequent the township.

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, with the Collie Roundhouse and Turntable, the Railway Goods Shed (c1898) and the Footbridge (c1912) being key components.

Other local attractions include the Collie Art Gallery, the replica underground mine at the museum as well as nearby Arklow Trail Network, Wellington National Park, Honeymoon Pool, Black Diamond Lake and Stockton Lake.

The Collie Speedway and Motorplex has recently undergone refurbishments, attracting racing enthusiasts and their support crew to the region when in season.

With hotels and motels, and more independent stays on offer such as holiday houses and camp sites, the region has all you need for an outdoor-activity based stay or a heritage and history journey.

The State Government has catalysed significant interest from business and industry through the Collie Futures Industry Development Fund, which has led to substantial new economic benefits flowing to the town.



CONTAMINATION INVESTIGATION

The first stage of above ground remediation and urgent conservation works has begun. This work is being undertaken by McMahon Services Australia Pty Ltd with local builder Jila Riley.

These works will see removal of asbestos on and around the building, replacement of roof vents, skylights and east wall cladding, removal of lead paints, and conservation work to the roof and east timber framed wall.

The other component of stage 1 follows contaminated sites guidelines, and has included a Hazardous Materials Survey, Preliminary Site Investigation (PSI) and Sampling Quality Management Plan.

The team involved in stage 1 includes H+H Architects, McMahon Services Australia, Jila Riley, Aurora Environmental, Welarm (Auditors), Civil and Structural Engineers, Chris O'Keefe quantity surveyor, the National Trust and the Collie Roundhouse Working Group.

H+H Architects provided services to prepare a 'vision plan' for the site – summary attached. This included stakeholder and community engagement workshops to ensure local support for future directions. A preliminary report on hydraulic and electrical servicing by GHD is available.

Stage 2 of the project continues with works required under contaminated sites guidelines. A Detailed Site Investigation (DSI) is planned to commence in November 2020.

Extensive all-encompassing sampling will be undertaken to close data gaps, and confirm the extent and nature of contamination on the site. Results of the DSI will be made available once completed.

Remaining funds will prioritise a remediation action plan and subsequent management of remediation works to enable adaptive reuse of the site by future lease proponents. Remediation action planning will be integrated with the developer's works to ensure compatibility with their future use proposal. The extent to which lessee funds will be required for further remediation management will be confirmed on completion of the DSI in the first quarter of 2021.

“... a 'vision plan'... included stakeholder and community engagement workshops to ensure local support for future directions ...”



HERITAGE VALUES HEIGHTEN THE ATTRACTIVENESS OF THE ROUNDHOUSE



Collie Roundhouse is located at the western entrance to Collie township, 190km south of Perth and 55km east of Bunbury. On Coalfields Road 850 metres west of the Collie Visitor Centre, it sits on Crown Reserve land assigned for railway use. The Shire of Collie is supportive of a change of use in line with the National Trust's aspirations for the site.

The National Trust is chartered to protect and promote the heritage values of this important heritage place and recognises the optimal way to achieve this is through supporting a range of activities and uses at the site.

Following application to the South West Development Commission in 2019, the National Trust was granted funding that was allocated for remediation and conservation of the Collie Roundhouse through the Collie Futures Industry Development Fund.

Property Address: Collie Roundhouse – Lots 561 and 2860 Coalfields Road, Collie

The proposed Lease Area comprises a total site area of 6.5157ha which is reserved under the Shire of Collie TPS5 for "Railway". The proposed Lease Area encompasses two adjoining parcels which are described as follows:

As to Lot 561

The Property comprises a Crown Land Title being Lot 561 on Deposited Plan 68077, as contained in Certificate of Title Volume LR3159 Folio 771.

As to Lot 2860

The property comprises a Crown Land Title being Lot 2860 on Deposited Plan 36230, as contained in Certificate of Title Volume LR3130 Folio 831.

Status Order / Interest: Reserve under Management Order

Primary Interest Holder: National Trust of Australia (WA)

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

LANDGATE AERIAL IMAGE



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 if the work is considered to have minor impact or not to impact on the heritage values of that place. For any proposal considered to have major impact—either positive or negative—the local government authority must refer the development application to the Heritage Council of Western Australia.

Lessees will be expected to include experienced heritage professionals in their consultant team in the development of any proposal. A heritage impact statement must be lodged with any planning, building, demolition or other application affecting the place.

The incoming Lessee will be responsible for any repurposing of the Roundhouse and Turntable, and this is critical to the requirement that the heritage significance of the fabric is taken into account.



EOI SCOPE

The National Trust is seeking expressions of interest from potential lessees to:

- find a sustainable and compatible new use for the Roundhouse and adjoining land;
- garner community support and recognition of rail heritage in future development, and retention of some public space on site;
- redevelop the Roundhouse as a heritage tourism precinct celebrating themes of rail and coal mining;
- maximise its community benefit through place activation; and
- capitalise on its landmark status.

Expressions of Interest for all or part of the site are invited and will be assessed against criteria such as financial sustainability, heritage impact and community benefit. Proposals that include consideration of, and a response to, the heritage values of the places will be favourably considered.

Interpretation of the heritage values of the place will remain central to any development proposal.





SUBMISSION CRITERIA

**OPEN FOR INSPECTION
12PM– 2PM
WEDNESDAY,
21 OCTOBER 2020**

**EOI CLOSE
5PM MONDAY,
16 NOVEMBER 2020**

Expressions of Interest are to be submitted to the National Trust on or before 5pm on Monday, 16 November 2020 and should include the following details:

- 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
 - Intended time frame for development and potential staging
 - Extent of lease
 - Proposed rental fee
 - Proposed capital expenditure (cash and in kind)
 - Any other relevant requested 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.
- Provide proof (bank guarantee) on how to fund proposal inclusive of achievability and time frames.

The headworks required for any development are not costed, nor remediation works. The proposal needs to cover how to fund these costs. A second phase with our preferred proponent will assume that the proponent establish these budgets and negotiate the lease. A GHD services assessment report has been prepared.

The successful proponent will grant permission to the Trust to share any proposal concepts to external parties, inclusive to the general public (acknowledgment included).

**For further information, and links to supporting documentation, head to:
www.nationaltrust.org.au/eoi-collie-roundhouse**

**Expressions of Interest should be submitted by
5pm, Monday, 16 November 2020 to:
trust@ntwa.com.au**

Our quest to awaken the community to the value of heritage

The National Trust of Western Australia works to raise knowledge, awareness, understanding and commitment to Western Australia's natural and cultural heritage.

We do this through the conservation and interpretation of heritage places and through education and learning programs open to the wider community.

Improving visitor experiences and increasing the use of our places is core to our everyday, offering diverse experiences, events and other experiences to the wider community.

We serve the Government and community as a statutory authority and not for profit registered charity. And, we aim for a sustainable Trust with an increase in revenue to assist with maintenance of our places.

Visit the National Trust of Western Australia website for more:
www.nationaltrust.org.au/wa

ROUNDHOUSE OPEN FOR INSPECTION

The Collie Roundhouse will be open
for inspection for interested parties

12pm – 2pm

WEDNESDAY, 21 OCTOBER 2020

Please register your visit with

Micaela Pereira via

Micaela.Pereira@ntwa.com.au



ENQUIRE FOR MORE INFORMATION

Micaela Pereira
Lease and Property Officer
Micaela.Pereira@ntwa.com.au
(08) 9321 6088



National Trust
WESTERN AUSTRALIA

Frequently asked questions

Is there a guiding management policy for the heritage place?

A Conservation Management Plan has been developed for the Collie Roundhouse. It will be a guiding document for the future management of the site and include policies and information relating to the significance of the place.

Can I use my own architect?

As this place is included on the State Register of Heritage Places, the services of an appropriately experienced architect are required. If the proposed architect does not have sufficient heritage experience, a heritage consultant will need to be part of the project team.

The National Trust has an in house team of conservation architects with extensive conservation experience and a proven track record of successful adaptive reuse projects. The team is available on a fee for service basis at competitive rates.

All endorsed proposals are to be developed with a team that includes professional conservation architects and any other required specialist architectural, environmental, engineering, fitout, or cost consultants. A Heritage Impact Statement must be submitted with any development application.

Can I use my own builder?

Any proposed registered builder is required to have a proven history of experience working with heritage places, demonstrating sensitivity for heritage values and fabric. The National Trust will prepare evaluation criteria for consideration of builders prior to any tenders or help assess suitability of any builder.

Are there drawings available?

Survey drawings can be requested from the National Trust in AutoCAD dwg format. Historic construction drawings are available in PDF format. We recommend all dimensions are confirmed on site.

How can I view the site?

The Collie Roundhouse is closed to the public. An open day is scheduled 12pm – 2pm Wednesday 21 October 2020. Please register your visit with Micaela Pereira via Micaela.Pereira@ntwa.com.au

Where should I direct enquiries?

Enquiries should be directed to Micaela Pereira, Lease and Property Officer at the National Trust of Western Australia.

Email Micaela.Pereira@ntwa.com.au Telephone (08) 9321 6088

What is the deadline for submissions?

Expressions of interest will close at 5pm on Monday 16 November 2020.

