

# Broken Earth Complex – Line of Lode Reserve Broken Hill

---

## What is the Line of Lode Precinct Reserve?

The Line of Lode Precinct Reserve accommodates the architecturally dramatic Miners' Memorial and Broken Earth Complex. The Reserve is located on the edge of a large deposit of mining over burden that bisects the City of Broken Hill and is an iconic backdrop and symbol for Broken Hill. The Reserve provides spectacular views over the Broken Hill and the outback NSW, offering breath taking sunrise and sunset views.

The Reserve is currently directly managed by the Department of Planning, Housing and Infrastructure – Crown Lands.

The Miners' Memorial is an important tribute to more than 800 miners who tragically lost their lives since mining of the Line of Lode began in the 1880s.

---

## Why Development has Occurred at the Site?

Since 2020, more than \$7 million has been provided to deliver selected components from the Line of Lode Precinct Reserve – Strategic Vision developed by Allen Jack and Cottier Architects in 2016.

The works recently completed included:

- A redesign and expansion of the Broken Earth Complex with new amenities and a refurbished interior.
- Landscaping of the Reserve, including native plantings, footbridges, granite pavements, stone clad retaining walls, concrete bleacher seating.
- Automated irrigation and installation of a reticulated water system for the reserve.
- Construction of an interior kitchen space including wall linings and finishes, kitchen joinery, fixtures and services.
- Supply and installation of commercial grade cooking equipment including ovens, cool room, dishwashers and food warmers
- Supply and installation of commercial furniture to provide dining and seating areas
- Installation of an operable wall to provide storage options

---

## Why has a request for EOI been released?

Crown Lands wants the refurbished Broken Earth Complex to be open to the public but is limited until a commercial operator can be found to manage the site on a regular basis. It is not possible due to theft and vandalism risks to have the building and amenities open without someone being on site.

A public EOI has been released by Crown Lands to source an interested commercial operator. The EOI will close at 5.00pm EST on 30 April 2014.

Crown Lands is seeking suitable operators to realise the business opportunity available at this site as a superior tourism and recreation venue.

Crown Lands is seeking an operator who will realise the commercial potential of this iconic building, potentially as a Conference / Function Centre; Restaurant / Café; Art Gallery; Museum - the opportunities are endless, and Crown Lands is open to any business proposal.

---

### What is on offer?

The area offered by this EOI is outline below:

- More than 200m<sup>2</sup> of open seating space, fully furnished
- Reception / Bar/ Office areas and amenities
- New commercial kitchen including large storeroom and separate cool room
- Landscaped areas

---

### How much is the rent?

Crown Lands has not predetermined the desired rent for the premises. One of the purposes of this EOI process is to ascertain a fair and equitable market value.

Responses to the EOI should include the rental offer to Crown Lands. This offer will be considered, along with the proposal to provide a valuable tourism business to Broken Hill.

Financial details are open to negotiation.

---

### What are the contract terms?

The commercial terms for any new arrangement will be negotiated with the successful respondent, it will depend on the proposal, and reflect market value.

The purpose of the EOI is to put the opportunity to lease the premises out to market. It is up to respondents to determine the business elements for use of the premises in the surrounding market and reflect this in their proposal.

---

### What is the expected lease commencement date?

The premises are available once the EOI has been completed.

The commencement date of a new lease will be determined in negotiation with the successful respondent.

---

### Will the Lessee be required to fit-out the kitchen space?

No refurbishment works have included the construction of an interior kitchen space at the complex, including wall linings and finishes; kitchen joinery, fixtures and services; and window blinds.

Supply and installation of commercial grade kitchen equipment, including a separate cool room, ovens, refrigerators, dishwashers and food warmers has also been undertaken.

The-fit out complies with Food Safety Standards, though the Lessee must obtain the appropriate approvals with Broken Hill City Council for operation.

---

### Will the kitchen space be fitted with a grease trap and other service provisions?

Yes, the base-building work includes a grease trap and connection to a single point within the kitchen space.

As part of its operation, the Lessee will be required to have approval from Essential Water to discharge trade waste and engage a waste safe transporter to clean (pump out) the grease trap at the required frequency. Regular waste pipe cleaning and maintenance, and all associated costs, will be the responsibility of the Lessee.

The kitchen, storeroom and cool room will be fitted out with cabinetry and appliances, with water, drainage, LPG gas and electrical power available at strategic points.

---

### What outgoings will the Lessee be responsible for?

The Lessee will be responsible for outgoings:

- Electricity (for the Broken Earth Complex only). The building is fitted with a 30kw solar system to benefit the Lessee. Electricity costs for the memorial walkway and carpark lighting are on a separate meter and are excluded from the Lessee's responsibilities;
- Water usage;
- LPG Gas;
- Pest inspection and control measures;
- Cleaning;
- Internet and phone;
- CCTV;
- Air conditioner servicing;
- Waste management and disposal costs (including septic and grease trap, general site cleanliness, general waste disposal including the weekly empty of external bins located in the carpark, landscaped area and Miner's Memorial); and
- Insurance.

---

### Are phone and internet service included?

Data outlets are provided within the Broken Earth Complex. The Lessee will be responsible for the connection of phone and internet services (and all associated costs) by a service provider for the premises.

It is up to the Lessee to assess and determine suitable phone and internet service provider options to support its business operation.

---

### Are waste removal services provided?

The Lessee will be required to arrange waste removal services (regular septic pump out and grease trap management) that are appropriate to its operation and will be responsible for all costs associated with this service.

The Lessee will be responsible for making every effort to ensure that the lease area and Reserve surrounds are free of waste, and for employing sustainable practices where feasible, to minimise waste production. This would include the regular empty of external bins located on the Reserve (Carpark, External Landscaped Areas, Memorial Walkway and the Miner's Memorial).

---

### To what extent will the Lessee be responsible for maintenance?

The Lessee will be responsible for all maintenance of the lease area.

The lessee will also be responsible for general cleanliness of the whole of the reserve area, including the weekly empty of external bins located in the carpark, landscaped area, and Miner's Memorial.

---

### What are the minimum hours of operation?

Respondents should include planned hours and days of operation as part of their EOI proposal. The proposed hours and days of operation should be structured to maximise the provision of services to visitors, particularly during peak periods (such as weekends, school holidays and public holidays).

The expected minimum standard hours of operation would include: Monday to Sunday (9:00am to 5:00pm).

---

### Can a liquor licence be acquired?

Crown Lands is amenable to the Lessee seeking consent to the provision of a Liquor Licence. The Lessee will be responsible for ensuring that all requirements of the *Liquor Act 2007* (NSW) are complied with and will be responsible for all costs associated with the granting of a liquor licence.

---

### What parking options are available?

The carpark is ancillary to the lease area. There is ample parking available for staff, visitors and patrons.

The service area to the building is for deliveries only, with staff parking not be permitted in this area.

---

### How do I make a submission?

The EOI is open until 30 April 2024 and expressions of interest or enquiries can be emailed to [cl.western.region@crownland.nsw.gov.au](mailto:cl.western.region@crownland.nsw.gov.au)

Further information on the EOI is also available on the Crown Lands website at [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au)