

Jarrahdale No 1 Mill



Expression of Interest to Lease



National Trust
WESTERN AUSTRALIA

Site details

Ownership

The National Trust of Western Australia have freehold title over lots 200, 801 and 2090 comprising the Mill Manager's House, Mill and the Jarrahdale Heritage Park.

Lease area

The lease area is negotiable. The proposal is for a partial lease of Lot 801 on Diagram 100467. Applicants should identify on the provided site plan, the area they are interested in leasing.

Lease Terms

Lease terms are negotiable subject to agreed valuations and tenant capital input.

Planning Controls

The Shire of Serpentine Jarrahdale is the responsible local government agency. There are a number of relevant statutory controls and agencies, planning and management frameworks. It is recommended that the proponent is recommended to obtain independent advice regarding planning and statutory controls that may affect their proposal.

Heritage listings

The Mill is included on the Shire Municipal Inventory and is Classified by the National Trust as part of the Jarrahdale Townsite as a whole.

Heritage approvals

Lessees should work with the National Trust to ensure the heritage values of the place are maintained.

Potential uses

The Mill is currently vacant and listed as 'special use' by the Shire of Serpentine Jarrahdale. Any proposed use will be subject to local council approval. Early liaison with the Shire of Serpentine Jarrahdale regarding planning and building code compliance requirements is recommended.

Relevant documents and additional planning information is available on the Shire of Serpentine Jarrahdale web site. The Town Planning Scheme Appendix 2 – Special Use Zones, states the permitted and discretionary uses currently listed for the site.

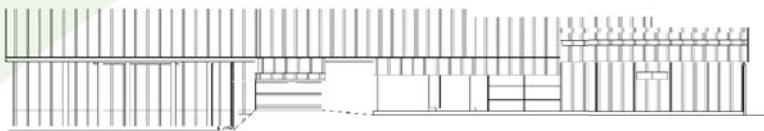
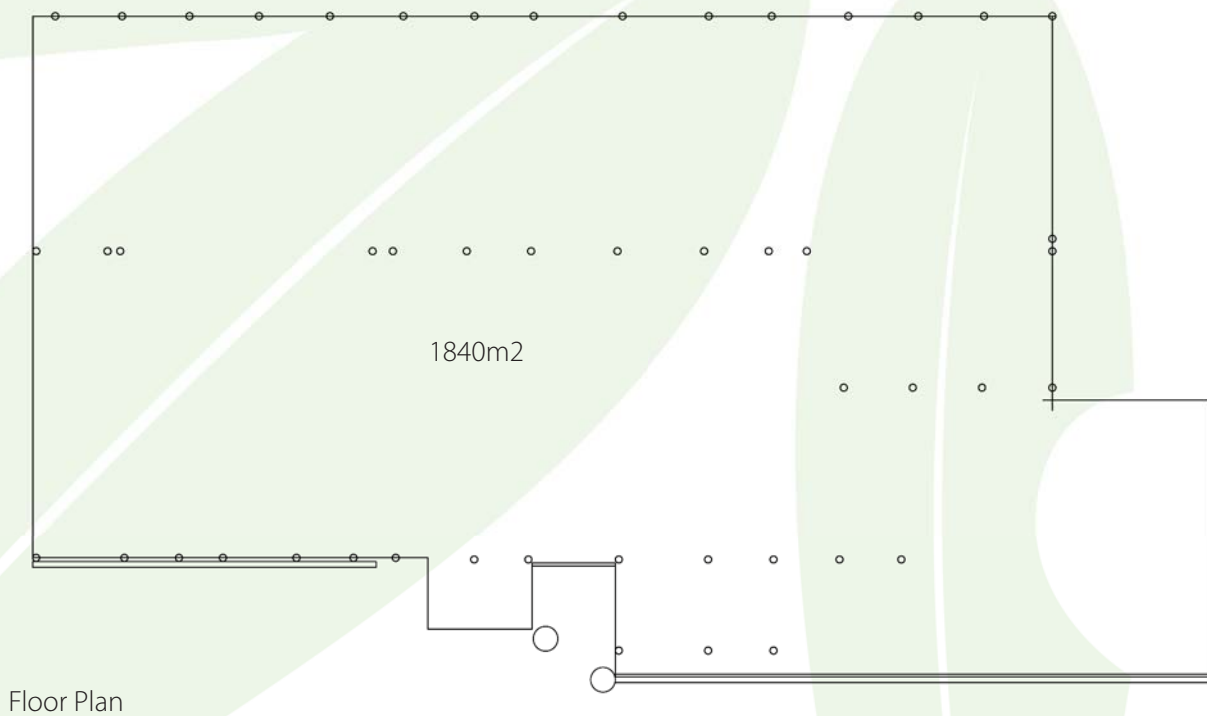
Proponents are encouraged to discuss any proposals with the Shire of Serpentine Jarrahdale as well as the National Trust of Western Australia. The National Trust encourages compatible uses that respect the cultural significance of the place. We encourage adherence to Burra Charter principals to change as much as necessary but as little as possible.

The Conservation Plan (2002) recommends the continuation of timber milling operations for as long as feasible. Other proposed uses included a marketplace and centre for woodworking. The 'Jarrahdale Heritage Park Management Plan' (2003) recommends keeping the mill functioning to maintain the working heritage of the town. It also suggested having a fine furniture and woodcraft display. For practical and safety reasons the working mill may not be a suitable use for the place, therefore alternative uses will be considered.

Form of proposal

Proponents submitting an expression of interest are to include:

- full details of all parties involved in the expression of interest (name, address and contact details)
- scope of the proposal
- outline of a business plan if the proposal involves running a business
- amount of funds available to invest in the building adaptation/conservation project and a statement of capacity to finance the works
- detail any previous experience of running such a business
- understanding of the importance of conservation of the heritage values of the place
- an indication of the desired lease terms and proposed rental value



South East Elevation



South West Elevation



North East Elevation



North West Elevation

**Expressions of Interest are to be submitted to the National Trust
on or before 5pm Tuesday 5th March 2019**

Enquiries should be directed to:

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