

# Jarrahdale Mill Manager's House



Expression of Interest to Lease

# 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 the partial lease of Lot 200 on Plan 23407. Applicants should identify on the provided site plan, the area they are interested in leasing. In addition, the National Trust is offering a separate area for occasional events available on an agreed fee basis.

## 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 Manager's House has been classified by the National Trust since 1997 and included on the State Register of Heritage Places since 1999 (Place 4615). This affords it the protection of the Heritage Act of WA (1990).

## 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. This gives the organisation the power to lodge applications with supporting documentation directly to the decision making authority without referral to the State Heritage Office.

A heritage impact statement prepared by an appropriately qualified heritage professional shall be lodged with any planning, building, demolition or other application affecting the place. Documents will be provided to the State Heritage Office for their information and records.

## Potential uses

The Mill Manager's House currently is 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.

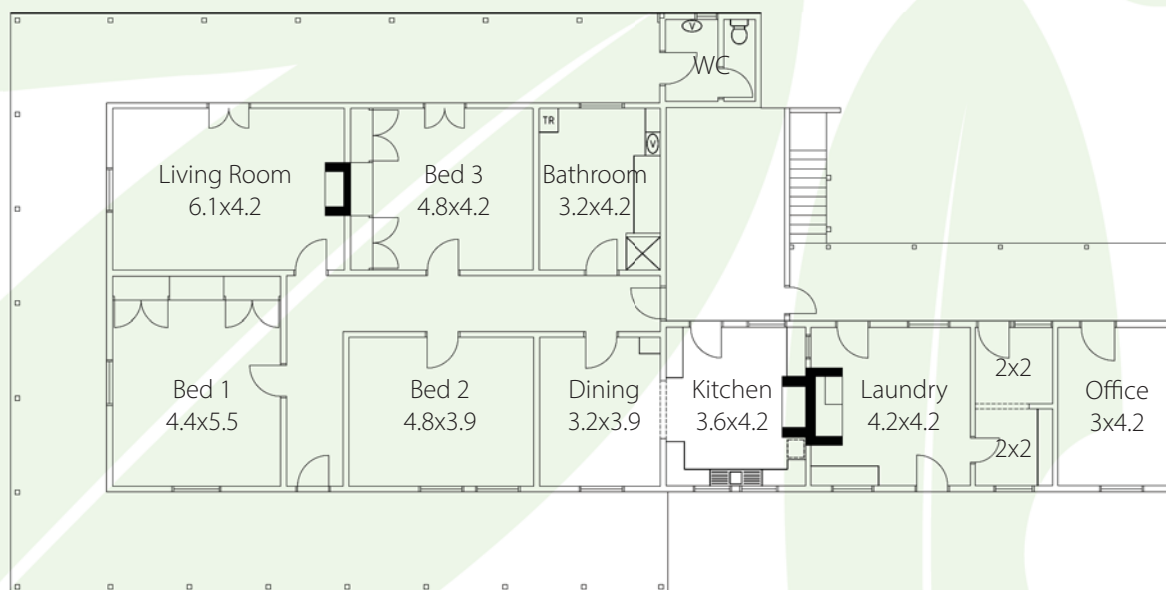
Proponents are encouraged to discuss any proposals with the Shire of Serpentine Jarrahdale as well as the National Trust of Western Australia. The National Trust encourages compatible uses that respect the cultural significance of the place. We encourage adherence to Burra Charter principals to change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

The 2005 Interpretation Plan recommends a residence, short stay accommodation or bed and breakfast type use, along with public accessibility, events, and heritage tours. Similar or alternative residential and commercial 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



Floor Plan (not to scale)



North Elevation



East Elevation



South Elevation



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:

Kelly Rippingale  
Senior Manager, Asset Management  
National Trust of Western Australia

4 Havelock St  
WEST PERTH WA 6005  
08 9321 6088  
[kelly.rippingale@ntwa.com.au](mailto:kelly.rippingale@ntwa.com.au)



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