

Expressions of Interest

Mill Jarrahdale

25 Foster Way, Jarrahdale



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Closing date: 5pm (WST) on Friday 29 September 2023

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## Introduction

The National Trust of Western Australia invites your Expression of Interest to lease the iconic Mill Jarrahdale. This landmark heritage listed building has the potential to be a significant commercial opportunity, bringing economic and social dividends to Jarrahdale and the broader region.

The timber industry started in the district in the 1870s with at least 15 steam mills at various locations over the years. Timber was a key industry in Jarrahdale with most of the 600 or so people who lived in the town dependent either directly or indirectly on the timber industry. Milling officially ended in 1997.

## Site details

### Ownership

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

### Opportunity

Opportunity to lease and develop the Mill.

### Lease area

The lease area is negotiable. The proposal is for the partial lease of Lot 801 on Plan 23407. Applicants should identify on the provided site plan, the area they are interested in leasing. In addition, the National Trust of Western Australia 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 obtains 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.

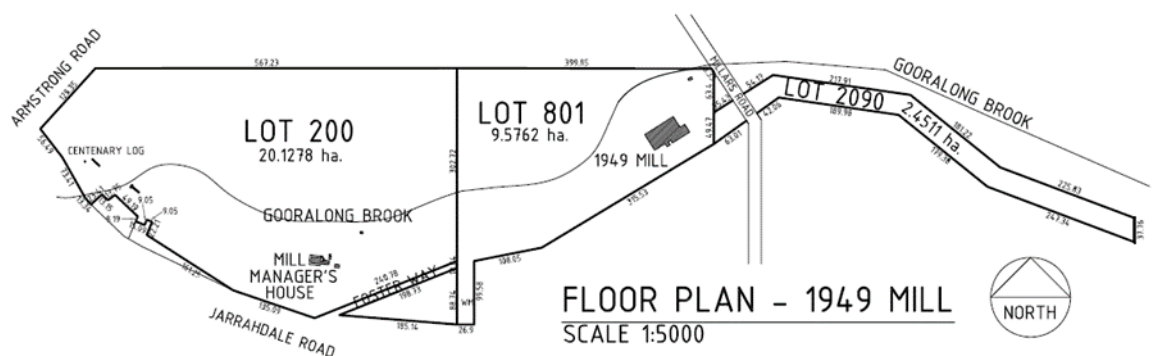
Relevant documents and additional planning information is available on the Shire of Serpentine Jarrahdale web site.

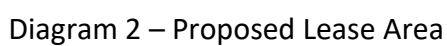
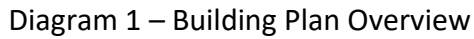
The Town Planning Scheme Appendix 2 – Special Use Zones, states the permitted and discretionary uses currently listed for the site.

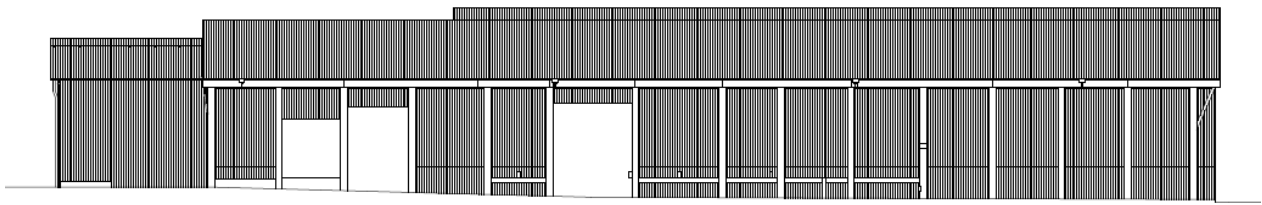
Proponents are encouraged to discuss any proposals with the Shire of Serpentine Jarrahdale as well as the National Trust of Western Australia. The National Trust encourages compatible uses that respect the cultural significance of the place. We encourage adherence to Burra Charter principals to change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

Businesses that would be appropriate for this site include:

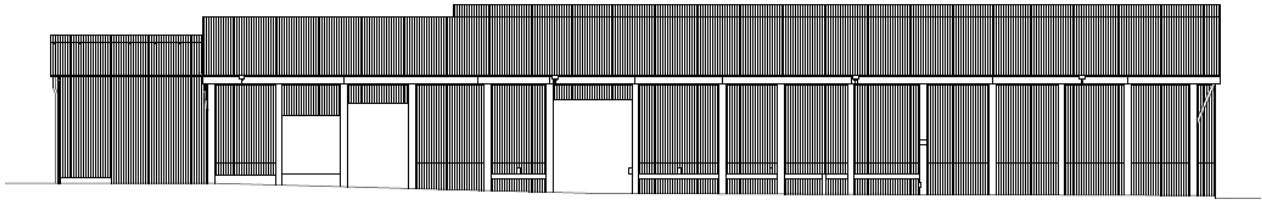
- Tourism operation
- Function and conferences
- Venue hire
- Micro brewery / distillery
- Weekend markets and events
- Other



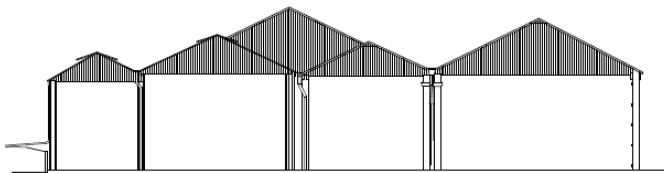




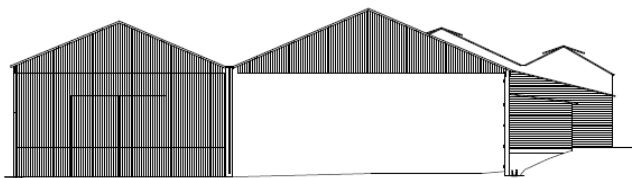
North Elevation



South East Elevation



North East Elevation



South West Elevation



## Form of proposal

Respondents submitting an Expression of Interest will be required to address the following criteria in writing and must include all information requested to ensure a balanced assessment of all submission.

- Full details of all parties involved in the expression of interest (name, address and contact details)
- Scope of the proposal
- Outline of business plan
- Amount of funds available to invest in the building adaptation/conservation project and a statement of capacity to finance the works
- Detail of any previous experience running a similar business or project
- Provide the contact details of no less than two (2) suitable referees that are able to provide independent feedback to the National Trust
- Understanding of the importance of conservation of the heritage values of the place
- An indication of the desired lease terms and proposed rental value and other commercial terms



## Selection criteria

### Commercial Lease

The applicants will be ranked based on the selection criteria below:

Criteria	Weighting
<b>Application</b>	<b>5%</b>
Completeness of application	5%
<b>Financial</b>	<b>45%</b>
Financial position of entity	10%
Funds available for improvements	10%
Funds available for maintenance	5%
Prior business experience	5%
Commercial terms offered	15%
<b>Community</b>	<b>20%</b>
Use of building and benefit to the public	10%
Availability of the building to the public	10%
<b>Heritage</b>	<b>20%</b>
Protection of the building	10%
How use of building fits into character and history of building	10%
<b>TOTAL</b>	<b>100%</b>





## Frequently asked questions

### Is there a guiding management policy for the heritage place(s)?

The “Jarrahdale Heritage Park Interpretation Plan” outlines the significance of the place and provides policies to guide its future management. Relevant documents relating to the significance of the place(s) have been developed over the years. These are available via the National Trust of Western Australia and are listed below. They include but are not limited to; “Jarrahdale Heritage Park Interpretation Plan”, Arbor Vitae with Glow Studio and Denise Cook, 2005

“Mill Manager’s Residence, Jarrahdale Conservation Plan”, Kelsall Binet Architects with Robin Chinnery Historian, 2005

“1950 Timber Mill, Jarrahdale: Precinct Masterplan”, Kelsall Binet Architects with Irene Sauman Historian, 2008.

### Can I use my own architect?

As each of these places is included on the local municipal inventory and the Town of Serpentine Jarrahdale is heritage listed by the National Trust of Western Australia. 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 of Western Australia has an inhouse 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. The project team should prepare a detailed policy guideline for any adaptive reuse proposal as part of the approvals process.

Potential procurement models include:

- National Trust architects undertake all architectural and project management services for the needs of the project including design, documentation, consultant management and heritage impact assessment;
- works are documented and contract administered by National Trust architects with fit out by others; or
- National Trust architects act as heritage advisors to nominated project architects.

### 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?**

Measured drawings can be requested from the National Trust in AutoCAD dwg format. We recommend all dimensions are confirmed on site.

**How can I view the sites?**

The Mill will be open for inspection at the following times:

Thursday 14 September 12pm-1pm

Wednesday 20 September 10am-11am

Bookings are essential through the National Trust on 08 9321 6088 /  
oliver.searles@ntwa.com.au

**What is the deadline for submissions?**

Expressions of interest will close on Friday 29 September at 5pm.

**Enquiries should be directed to:**

Oliver Searles

Leasing Officer

National Trust of Western Australia

PO Box 1162 West Perth WA 6872

9321 6088

oliver.searles@ntwa.com.au