

Expressions of Interest

Mill Manager's House

Jarrahdale



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 Jarrahdale Mill Manager's House. 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 Mill Manager's House was built in 1881 when Jarrahdale was the site of the first major timber milling operations in Western Australia. It played a key role in the export of jarrah around the world making a significant contribution to the State's economic growth.

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.

"This beautiful property is now rare, being one of only a few surviving purpose-built mill manager's residences that remain in their original setting in Western Australia" said Julian Donaldson, National Trust of Western Australia CEO. "We are looking forward to seeing this place come to life and link in to the Shire's key tourism initiatives."

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.

Lease area

The lease area is 2220.5sqm and includes a house, 2 sheds, garage and rain tank. The proposal is for the partial lease of Lot 200 on Plan 23407 as shown in Diagram 1.

Licensed area

The National Trust would consider a further licence of an extended area of Lot 200 for additional usage as shown in Diagram 2.

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.

Proposed Usage

- Commercial uses
 - Bed and breakfast
 - Heritage tours
 - Other uses considered
- Residential Tenancy

The change of use from residential to commercial is Shire approved.

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 (2019).

Site Viewings

The Mill Manager's House 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 9321 6088 / oliver.searles@ntwa.com.au





Diagram 1 – Leased Area

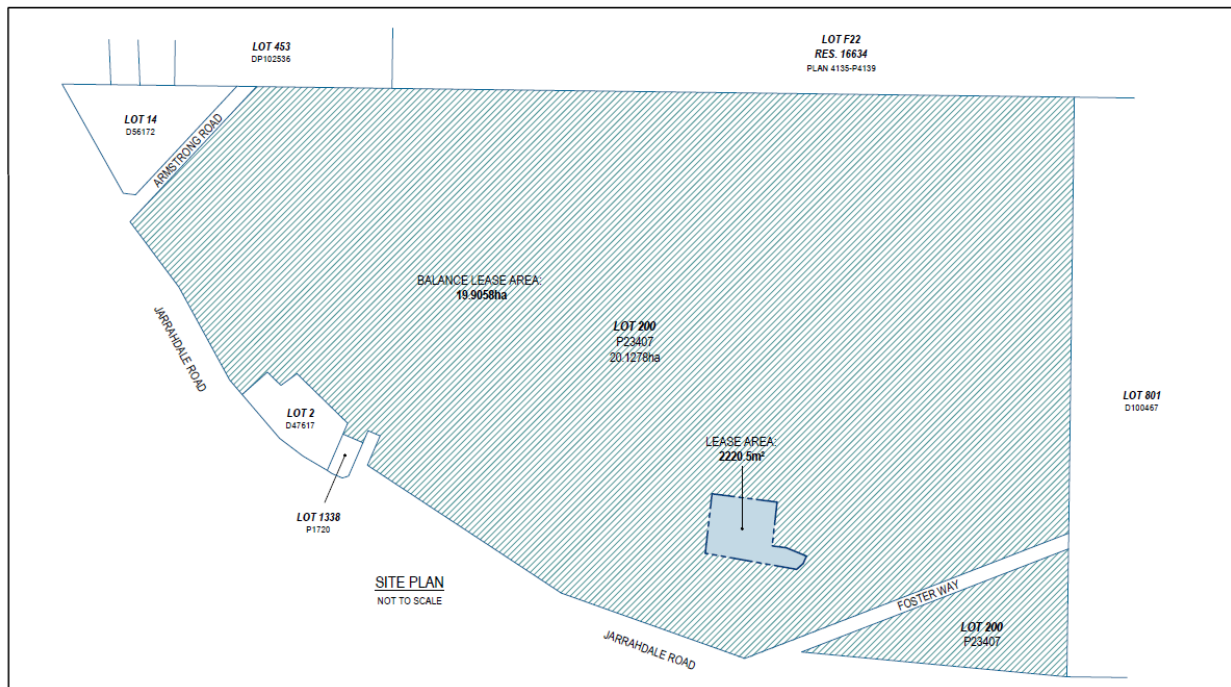
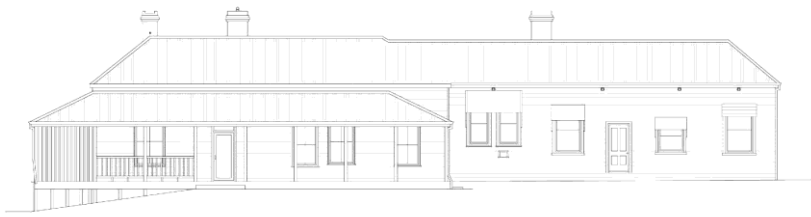


Diagram 2 – Licensed Area



North Elevation



East Elevation



South Elevation



West Elevation

Potential Uses

The Mill Manager's House 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 website. 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.



Floor Plan (not to scale)

Form of proposal

Proposed Lease terms – Commercial Lease

- 5 year term with possible options
- Tenant responsible for non structural maintenance
- Rent – TBA
- Outgoings – tenant to pay
- Turnover rent – if applicable
- Leased area as shown in diagram 1
- Licensed area as shown in diagram 2
- No subletting without permission

Proposed Lease terms – Residential Lease

The National Trust preference is to seek a commercial lease but would consider a 1 year lease under the Residential Tenancies Act



How to apply

Commercial Lease

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 name, address and contact details of all parties involved in the registration of interest
- Description of the type of business and intended use/concept for the facility
- Detail of any previous experience within the hospitality industry with particular emphasis in operating a bed and breakfast or heritage tour business
- Provide the contact details of no less than two (2) suitable referees that are able to provide independent feedback to the National Trust
- Floor plans of outside indicating preference of space required should include decor samples
- Estimated capital outlay
- Demonstration of financial capacity to operate a business of this type
- Detail the proposed business operation, including opening days, hours and staffing structures
- Rental amount and other commercial terms offered

Residential Lease

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 name, address and contact details of all parties involved in the registration of interest
- Rental amount offered
- Details of three referees
- Level of professional indemnity insurance and name of the company that holds the policy OR copy of quote seeking insurance cover.

Selection criteria

Commercial Lease

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

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

Residential Lease

The applicants will be ranked based on the rent offered and the rental references in line with the Residential Tenancies Act.



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.

How can I view the sites?

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oliver.searles@ntwa.com.au

What is the deadline for submissions?

Expressions of interest will close on Friday 29 September 2023 at 5pm (WST).

Enquiries should be directed to:

Oliver Searles

Leasing Officer

National Trust of Western Australia

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9321 6088

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