

Expression of Interest

EOI 01/2018: Tourism Development – Lot 814 Jarrahdale Road, Jarrahdale

Issued: 8 September 2018

Closing Date / Due: No later than Monday 8 October 2018 at 12.00pm



Shire of
Serpentine
Jarrahdale

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The Shire of Serpentine Jarrahdale invites Expressions of Interest for the future use of Lot 814 Jarrahdale Road, Jarrahdale

Submission Deadline: Monday 8 October 2018 at 12.00pm

Subject Land Available: Subject to statutory processes

Lodgement:

Submissions can only be lodged using the Tenderlink E-Tendering website: www.tenderlink.com/sjshire. All electronic submission files shall be clearly named with the Shire's EOI Number – EOI 01/2018 - and the Respondent's Name.

All Enquiries:

Please contact John O'Neill, Manager Economic Development, Tourism and Marketing, on 9526 1506 / 0439 938 442 or via email joneill@sjshire.wa.gov.au.

Table of Contents

Part 1 - Conditions of Responding	5
1.2 Definitions	5
1.3 Expression of Interest Documents	5
1.4 How to Prepare Your Submission	6
1.5 Contact Persons	6
1.6 Briefing/Site Inspection	6
1.7 Evaluation Process	6
1.8 Selection Criteria	7
1.9 Compliance Criteria	7
1.10 Qualitative Criteria	8
1.11 Indicative Pricing	8
1.12 Implementation Timeline	11
1.13 Lodgment of Submission and Delivery Method	11
1.14 Rejections of Submissions	12
1.15 Late Submissions	12
1.16 Acceptance of Submissions	12
1.17 Disclosure of Contract Information and Documents	12
1.18 Submissions Validity Period	12
1.19 Respondents to Inform Themselves	13
1.20 Alterations	13
1.21 Ownership of Submissions	13
1.22 Canvassing of Officials	14
1.23 Identity of Respondent	14
1.24 Submission Opening	14
1.25 In-House Submissions	14
Part 2 – The History of the Site	15
2.1 Introduction	15
2.2 The History of Jarrahdale	15
2.3 Background Information	16
2.4 Trails in Jarrahdale	22
2.5 Serpentine Dam	25

2.6	Events in Jarrahdale	26
2.7	Jarrahdale Heritage Precinct Plan – Strategic Priorities	27
Part 3 - Property Details – Lot 814 Jarrahdale Road, Jarrahdale		29
3.1	Location	29
3.2	Land Use Planning.....	29
3.3	Site Restrictions	31
3.4	Land Use Constraints	31
3.5	Infrastructure.....	31
3.6	Potential Development Site	31
Part 4 - Forms.....		33
Response Form 1: Checklist of EOI Information		33
Response Form 2: Respondent Details		34
Response Form 3: Experience and Capability		35
Response Form 4: Understanding and/or Experience in Developing and Operating a Property and/or Integrated Tourism development.....		37
Response Form 5: Project Data sheet.....		38
Response Form 6: Financial and Commercial Information		39
Response Form 7: Additional Information		41
Appendix A – Detailed View of Lot 814 Jarrahdale Road, Jarrahdale.....		43
Appendix B – Overview of Jarrahdale depicting the subject site		44
Appendix C – Jarrahdale Heritage Precinct Plan – Strategic Priorities		45

Part 1 - Conditions of Responding

1.1 Purpose of Expression of Interest

At the Ordinary Council Meeting held on 26 March 2018, the Shire of Serpentine Jarrahdale Council considered the future use of Lot 814 Jarrahdale Road, Jarrahdale, and resolved in part, as follows:

“That Council:

- 1. Calls for Expressions of Interest to develop its land interests on Lot 814 Jarrahdale Road, Jarrahdale for the purpose of developing a Tourism Development with the key objectives of short-term accommodation, adventure tourism, activated tourism spaces; and*
- 2. Requires Expressions of Interest to be submitted to the Economic Development Advisory Committee in the first instance, with a recommendation being presented by the Economic Development Advisory Committee, to Council to partner, lease or otherwise consider economic development opportunities at Lot 814 Jarrahdale Road, Jarrahdale.”*

1.2 Definitions

Attachments:	The documents you attach as part of your submission
Deadline:	The deadline shown on the front cover of this Expression of Interest for lodgment of your submissions
Principal:	Shire of Serpentine Jarrahdale
Respondent:	The person or persons, corporation or corporations who intends to submit a Submission in response to an Expression of Interest
Selection Criteria:	The criteria used by the Principal in evaluating your submission.
Compliance Criteria:	The criteria used to ascertain whether or not the criterion is satisfactorily met.
Qualitative Criteria:	The criteria used in determining the most advantageous submission. Each criterion will be weighted to indicate the relative degree of importance that the Principal places on each criteria.

1.3 Expression of Interest Documents

This Expression of Interest is comprised of the following parts:

Part 1 – Conditions of Responding
Part 2 – The History of the Site

Part 3 – Property Details – Lot 814 Jarrahdale Road, Jarrahdale
 Part 4 – Respondent's Submissions
 Appendix A – Detailed View of Lot 814 Jarrahdale Road, Jarrahdale
 Appendix B – Overview of Jarrahdale depicting the subject site
 Appendix C – Jarrahdale Heritage Precinct Plan – Strategic Priorities

1.4 How to Prepare Your Submission

- a) Carefully read all parts of this document;
- b) Ensure you understand the requirements;
- c) Complete:
 - the response forms (Part 4);
 - your response to the selection criteria (Part 4); and
 - include attach your attachments;
- d) Make sure you have signed the response form and responded to all the selection criteria; and
- e) Lodge your submission before the deadline. Submissions can only be lodged using the Tenderlink E-Tendering website: www.tenderlink.com/sjshire. All electronic submission files shall be clearly named with the Shire's EOI Number and the Respondent's Name.

1.5 Contact Persons

General enquiries in regards to this EOI should be directed to:

John O'Neill
 Manager Economic Development
 Mobile: 0439 938 442

All contractual enquiries to be lodged through the Tenderlink E-Tendering website: www.tenderlink.com/sjshire (forum).

1.6 Briefing/Site Inspection

Site inspections can be arranged by appointment. A site map has been provided. A portion of the site which houses the rotunda and drying/storage shed is secured by a gate and is accessible upon request. The remainder of the site is accessible at all times.

1.7 Evaluation Process

This is an Expression of Interest (EOI).

The EOI is the first stage of a two-stage process. Following the close of the EOI, the principal may proceed to the calling of a restricted Request for Tender (RFT) or commence direct negotiations at the Principal's sole discretion. The issuing of an EOI does not commit the Principal to proceed with an RFT.

Eligibility to participate in the RFT will be restricted to providers who comply with the provisions of this EOI and who are accepted by the CEO of the Principal to be placed on a pre-qualified shortlist.

The submission of an EOI does not commit the Principal to include any organisation on the shortlist in the event that the project proceeds.

Your submission will be evaluated using information provided in your EOI and on your response to the Selection Criteria.

The following evaluation methodology will be used in respect of this Expression of Interest:

- a) Submissions are checked for completeness and compliance. Submissions that do not contain all information requested (e.g. completed submission forms and attachments) may be excluded from evaluation.
- b) Submissions are assessed against the Selection Criteria.
- c) The most suitable respondents may be shortlisted and may be required to clarify the submission, and/or make a presentation. Referees may also be contacted prior to the selection of the successful respondent.

1.8 Selection Criteria

A scoring system will be used as part of the assessment of the qualitative criteria set out in Part 4. Unless otherwise stated, a response to one of these criteria, which provides all the information requested in the Expression of Interest, will be assessed as satisfactory and will, in the first instance, attract an average score.

The extent to which the submission demonstrates greater or lesser satisfaction of each of these criteria will result in a score greater or lesser than the average. The aggregate score of each submission will be used as one of the factors in the final assessment of the qualitative criteria and in the overall assessment.

1.9 Compliance Criteria

These criteria are detailed in Part 4 – Form 2 of this document and will not be point scored. Each submission will be assessed on a “yes/no” basis as to

whether the criterion is satisfactorily met. An assessment of “no” against any criterion may eliminate the submission from consideration.

1.10 Qualitative Criteria

In determining the most advantageous submission, the evaluation panel will score each respondent against the qualitative criteria as detailed in Part 4 – Forms 3, 4, 5 and 6 of this document. Each criterion will be weighted to indicate the relative degree of importance that the Principal places on each criteria.

Note: It is essential that respondents address each qualitative criteria.

Information that you provide addressing each qualitative criterion will be point scored by the evaluation panel.

Failure to provide the specified information may result in elimination from the evaluation process or a low score.

1.11 Indicative Pricing

This will be subject to negotiation between the Shire and the successful developer(s) and it may be in the form of a land disposition.

Possible development opportunities could include:

- Short stay accommodation
- Caravan / tourist park
- Convention Centre
- Wedding Centre
- Trails Hub Centre
- Glamping
- Recreation Centre
- Theme Park
- Restaurant / Cafe

The rent may be negotiated under a lease arrangement in accordance with section 3.58 of the *Local Government Act 1995*:

“3.58. Disposing of property

(1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

(a) the highest bidder at public auction; or

- (b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
 - (a) *it gives local public notice of the proposed disposition —*
 - (i) *describing the property concerned; and*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and*
 - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.”*

or by a commercial enterprise in accordance with Section 3.59 of the *Local Government Act 1995*:

“3.59. Commercial enterprises by local governments

- (1) In this section —
 - acquire** has a meaning that accords with the meaning of **dispose**;
 - dispose** includes to sell, lease, or otherwise dispose of, whether absolutely or not;
 - land transaction** means an agreement, or several agreements for a common purpose, under which a local government is to —
 - (a) acquire or dispose of an interest in land; or
 - (b) develop land;
 - major land transaction** means a land transaction other than an exempt land transaction if the total value of —
 - (a) the consideration under the transaction; and
 - (b) anything done by the local government for achieving the purpose of the transaction,
 is more, or is worth more, than the amount prescribed for the purposes of this definition;
 - major trading undertaking** means a trading undertaking that —
 - (a) in the last completed financial year, involved; or
 - (b) *in the current financial year or the financial year after the current financial year, is likely to involve,**expenditure by the local government of more than the amount prescribed for the purposes of this definition, except an exempt trading undertaking;*

trading undertaking means an activity carried on by a local government with a view to producing profit to it, or any other activity carried on by it that is of a kind prescribed for the purposes of this definition, but does not include anything referred to in paragraph (a) or (b) of the definition of **land transaction**.

- (2) Before it —
 - (a) commences a major trading undertaking; or
 - (b) enters into a major land transaction; or
 - (c) enters into a land transaction that is preparatory to entry into a major land transaction,
 a local government is to prepare a business plan.
- (3) The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —
 - (a) its expected effect on the provision of facilities and services by the local government; and
 - (b) its expected effect on other persons providing facilities and services in the district; and
 - (c) its expected financial effect on the local government; and
 - (d) its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and
 - (e) the ability of the local government to manage the undertaking or the performance of the transaction; and
 - (f) any other matter prescribed for the purposes of this subsection.
- (4) The local government is to —
 - (a) give Statewide public notice stating that —
 - (i) the local government proposes to commence the major trading undertaking or enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction; and
 - (ii) a copy of the business plan may be inspected or obtained at any place specified in the notice; and
 - (iii) submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;
 and
 - (b) make a copy of the business plan available for public inspection in accordance with the notice.
- (5) After the last day for submissions, the local government is to consider any submissions made and may decide* to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.

** Absolute majority required.*

- (5a) A notice under subsection (4) is also to be published and exhibited as if it were a local public notice.*
- (6) If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.*
- (7) The local government can only commence the undertaking or enter into the transaction with the approval of the Minister if it is of a kind for which the regulations require the Minister's approval.*
- (8) A local government can only continue carrying on a trading undertaking after it has become a major trading undertaking if it has complied with the requirements of this section that apply to commencing a major trading undertaking, and for the purpose of applying this section in that case a reference in it to commencing the undertaking includes a reference to continuing the undertaking.*
- (9) A local government can only enter into an agreement, or do anything else, as a result of which a land transaction would become a major land transaction if it has complied with the requirements of this section that apply to entering into a major land transaction, and for the purpose of applying this section in that case a reference in it to entering into the transaction includes a reference to doing anything that would result in the transaction becoming a major land transaction.*
- (10) For the purposes of this section, regulations may —*
 - (a) prescribe any land transaction to be an exempt land transaction;*
 - (b) prescribe any trading undertaking to be an exempt trading undertaking.*

[Section 3.59 amended by No. 1 of 1998 s. 12; No. 64 of 1998 s. 18(1) and (2).]"

A lease agreement up to 50 years may be considered. The term of the lease will be negotiated in conjunction with rent and considered as part of the selection process. Respondents are encouraged to include any tenure requirements in their Expression of Interest.

1.12 Implementation Timeline

Substantial on-the-ground progress needs to be demonstrated within a period of 24 months.

1.13 Lodgment of Submission and Delivery Method

Expressions of Interest submissions must be received by the Shire no later than Monday 8 October 2018 at 12.00pm. EOI's received after this time will not be considered.

Submissions can only be lodged using the Tenderlink E-Tendering website: www.tenderlink.com/sjshire. All electronic submission files shall be clearly named with the Shire's EOI Number and the Respondent's Name.

1.14 Rejections of Submissions

A submission will be rejected without consideration of its merits in the event that:

- a) it is not submitted before the deadline; or
- b) it is not submitted at the place specified in the Expression of Interest; or
- c) it may be rejected if it fails to comply with any other requirements of the Expression of Interest.

1.15 Late Submissions

Submissions received:

- a) after the deadline; or
- b) in a place other than that is stipulated in this Expression of Interest,

will not be accepted for evaluation.

1.16 Acceptance of Submissions

Unless otherwise stated in this Expression of Interest, submission may be for all or part of the requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept and may reject any or all submissions submitted. The acceptance of a submission does not oblige the Principal to proceed to issuing a public tender and does not fetter other legal processes required including relevant planning for development approvals.

1.17 Disclosure of Contract Information and Documents

Documents and other information relevant to the contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a court order.

1.18 Submissions Validity Period

All submissions will remain valid and open for acceptance for a minimum of one hundred and eighty (180) days from the deadline or ninety (90) days from the Principal's resolution for determining the submission, whichever is the later unless extended on mutual agreement between the Principal and the respondent in writing.

1.19 Respondents to Inform Themselves

Respondents shall be deemed to have:

- a) examined the Expression of Interest and any other information available in writing to respondents for the purpose of submitting an EOI;
- b) examined all further information relevant to the risks, contingencies and other circumstances having an effect on their submission which is obtainable by the making of reasonable enquires;
- c) satisfied themselves as to the correctness and sufficiency of their submissions including submitted indicative prices which shall be deemed to cover the cost of complying with all the conditions of responding and of all matters and things necessary for the due and proper performance and completion of the work described therein;
- d) acknowledged that the Principal may enter into negotiations with a chosen respondent and that negotiations are to be carried out in good faith;
- e) The current planning framework and the requirements for approvals to any land use or development rights which may be proposed; and
- f) satisfies themselves they have a full set of the EOI documents and all relevant attachments.

1.20 Alterations

The respondent shall not alter or add to the Expression of Interest documents unless required by these general conditions of responding.

The Principal will issue an addendum to all registered respondents where matters of significance make it necessary to amend the issued Expression of Interest documents before the deadline.

1.21 Ownership of Submissions

All documents, materials articles and information submitted by the respondent as part of or in support of a submission shall become upon submission the absolute property of the Principal and will not be returned to the respondent at the conclusion of the submission process PROVIDED that the respondent shall be entitled to retain copyright and other intellectual property rights therein, unless otherwise provide by the Contract.

1.22 Canvassing of Officials

If a respondent, whether personally or by an agent, canvasses any of the Principal's Councillors or Officers with a view to influencing the acceptance of any respondent, then regardless of such canvassing having any influence on acceptance of such submission, the Principal may at its discretion omit the respondent from consideration.

1.23 Identity of Respondent

The identity of the respondent is fundamental to the Principal. The respondent shall be the person, persons, corporation or corporations name as the respondent in Part 4 – Form 2 and whose execution appears on the response form in Part 4 of this Expression of Interest.

1.24 Submission Opening

Submissions will be opened in the Principals offices, following the advertised deadline. All respondents and members of the public may attend or be represented at the opening of submissions.

The names of the persons who submitted a submission by the due deadline will be read out at the opening. No discussions will be entered into between respondents and the Principal's Officers present or otherwise, concerning the submissions.

The opening will be occur as soon as practicable after the deadline at Monday 8 October 2018 at 12.00pm at the Shire of Serpentine Jarrahdale Administration Office, 6 Paterson Street, Mundijong.

1.25 In-House Submissions

The Principal does not intend to submit an in-house submission.

Part 2 – The History of the Site

2.1 Introduction

The Shire of Serpentine Jarrahdale is seeking Expressions of Interest to assist in determining the future use, and redevelopment of Lot 814 Jarrahdale Road, Jarrahdale.

The area is 20.45ha and is zoned “Special Use” under Town Planning Scheme No. 2.

A detailed view site map is provided in Appendix A; and an overview map of the Jarrahdale area is provided in Appendix B. Proposals are sought that are compatible to the purpose of the land and are likely to enhance the economic and tourism development potential of the site and the Jarrahdale locality.

Accordingly the Shire of Serpentine Jarrahdale is issuing this request for Expressions of Interest (EOI) from suitably qualified and experience person/s or businesses for a ground lease of part of or all of, the proposed land parcel and its development, construction and operation.

All submissions in response to the EOI that meet the compliance criteria will be assessed. From this assessment, the Shire will determine what its preferred option is for undertaking the development. From the EOI submitted the Shire will shortlist those respondents who are considered to be capable of satisfactorily undertaking a project proposal for redevelopment of the site.

2.2 The History of Jarrahdale



From the 1830s to the 1850s, settlers holdings were established north, east and south of the present Jarrahdale town site, and the settlers produced wheat, sheep and vegetables. John Giblett purchased Cockburn Sound Location 58 on the Gooralong Brook and employed Joseph Batt to build a flourmill, which became known as Batt's mill. Local settlers brought their wheat there and the

From 1870 to 1997 ownership of the timber mills changed 10 times with 11 name changes including a reversal to Millars Australia Pty Ltd.

From 1950 until the present day Jarrahdale has been witness to:

- The building of the Serpentine Dam, opened in 1961, which drowned the site of the old Numbers 5 and 6 Mills and the settlement of Big Brook.
- The closure of the town hospital.
- The destruction of the school by fire and its rebuilding in Wanliss Street.
- The commencement of bauxite mining in Jarrahdale at its number 1 site, now rehabilitated as Langford Park.
- The building of a new all electric mill in 1968 to replace the old No 1 Mill.
- The closing down of bauxite mining in 1997 and the closing of the last timber mill in 1997.
- The company had become Millars Australia Pty Ltd in 1970 and were finally to sell out to Bunning Bros in 1993.
- The National Trust (WA) classified Jarrahdale as a Heritage Town in 1997.

2.3 Background Information

Lot 814 Jarrahdale Road, Jarrahdale, is currently being utilised as an RV short-stay area, with a maximum 3-night stay at any one time.



Jarrahdale is only 45 kilometres from Perth and the perfect destination for nature lovers with its many forests, parks, rivers and other natural attractions. The Serpentine National Park is a great place to visit and includes Serpentine Falls, which features clear waters, walking trails and picnic areas. Jarrahdale is an historic town, where you can enjoy lunch in the township or sample locally produced wine at a winery close by.

Single Men's Quarters



There are 6 single men's quarters left over from the milling days. These structures are believed to have been built in the 1960's but are of considerable/exceptional significance as:

- Evidence of commercial residential accommodation provided to unmarried male workers in a timber milling company town in the mid twentieth century; and
- The group of six single men's quarters is rare as single working men's accommodation.

These dwellings are listed on the Shire of Serpentine Jarrahdale Municipal Heritage Inventory (2000) and classified by the National Trust (1997).

These men's quarters are significant because the cottages are typical of the worker's cottages provided for the people who worked in the timber industry. Significant for their association with the opening of the timber industry in Jarrahdale which was the basis for the development of the Jarrahdale town site. Part of the group of historic buildings in the historic Jarrahdale town site.

Jarrahdale Timber Mill

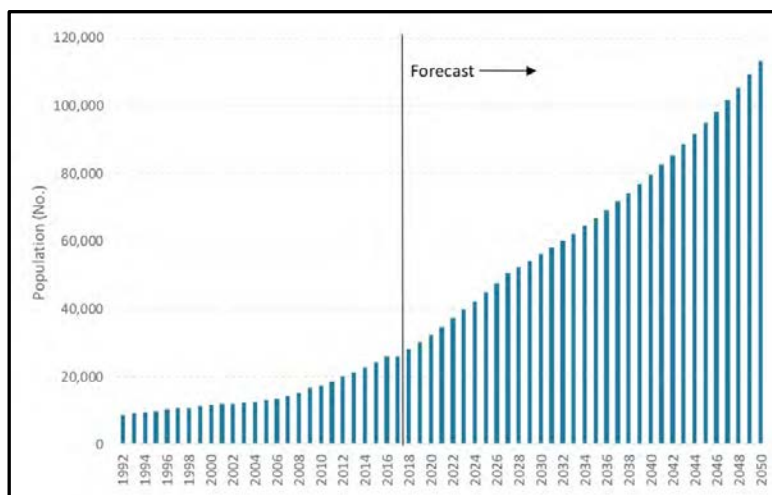


The Jarrahdale Timber Mill located on Lot 801 Jarrahdale Road, Jarrahdale, is owned by National Trust WA and was built in the 1940s. This was used for the milling and production of timber products. It is scheduled to be improved to accommodate “Opera at the Mill”, scheduled for March 2019.

By celebrating Jarrahdale’s heritage, “Opera at the Mill” will promote a resilient future that will build an undeniable sense of community and place. Spending a magical evening under the stars, patrons will be transported through the historical timber town by horse-drawn carriage, where a luxe red carpet awaits. Silver-service dining featuring locally sourced produce will be provided while each patron is serenaded by exclusive international artists.

Population Growth

The population of the Shire of Serpentine Jarrahdale is approximately 30,000 and increasing. Continued population growth is adding people to the area faster than anywhere else in the country. Based on information from the Australian Bureau of Statistics (ABS), forty people per week are moving into the area, which is changing the dynamics of the local population. While the median age for the Greater Perth Region and Western Australia has been 36 since 2006, the median age in the Shire of Serpentine Jarrahdale has fallen from 37 in 2006 to 32 in 2016 (ABS, 2017b).



The local population will almost double in the next ten years and more than quadruple by 2050, presenting incredible opportunities for the economy to grow.

As the population continues to grow and change, there will be a multitude of services that the population will require, including retail, healthcare, education, etc.

Economic Growth

The growth in population over the last decade has fuelled considerable economic growth across the Shire, with the local economy effectively tripling since 2001. The pace of economic growth in the Shire has outperformed growth across the State, growing at an average annual rate of 7.7% compared to the 5.0% for the State. Unsurprisingly, construction is the single largest sector in the local economy, contributing \$259 million (28% of total Gross Regional Product) and 833 jobs (17% of total jobs) to the local economy. The sector's importance has also been growing, from 20% of the total economy five years ago to 28% in 2015-16 (ID, 2017). The Shire of Serpentine Jarrahdale's economy must become more diverse in order to become more sustainable and meet community aspirations.

Through the various drives and economic dynamics, the Shire has a tremendous opportunity to grow and evolve over the next 30 years, unlike any other period in history. This immense opportunity must be embraced, nourished and facilitated. It will not 'just happen', but through direct and focussed economic development, the Shire can become the hub of investment and job growth in Perth and the Peel Region.

Competitive Advantages

The Shire of Serpentine Jarrahdale is fortunate to have numerous competitive advantages that will support future economic growth, including:

- *Growing Population:* a local resident population that will double over the next decade and quadruple by 2050, providing considerable demand for services and opportunities across the economy (WA Tomorrow, 2015; SJ 2050, 2016). The Shire of Serpentine Jarrahdale is the fastest growing LGA in the country and will remain one of the fastest growing Local Government Areas for the foreseeable future.
- *Large Workforce Catchment:* Serpentine Jarrahdale has access to a workforce catchment of almost 270,000 people within a 30-minute drive, providing an incredible pool of potential labour for any business looking to relocate into our Shire (DOE, 2017).
- *Pro-business investment environment:* the Shire of Serpentine Jarrahdale provides a business friendly environment where the local government seeks to work in partnership with major business investors.
- *Affordable Land:* industrial land that costs 46% less than the traditional industrial areas of Perth (i.e. Kewdale, Canning Vale, Welshpool, etc.).
- *Transportation Links:* the Shire is well placed geostrategically, providing an ease of access to Perth, the Perth Airport as well as the industrial facilities of Kwinana Industrial Area and a future potential Westport. While some major improvements to the local transport network are required (including the extension of the Tonkin Highway south to Mundijong and better east-west arterials), the existing network and current geographic location of the Shire creates local advantages.
- *Utilities gas, power, water, waste water capacity:* all major utilities are available within the Shire of Serpentine Jarrahdale, particularly for all future potential commercial and industrial users, including reticulated gas, power, water and waste water infrastructure.
- *Strong Natural Amenity:* roughly half of the Shire is made up of National Parks, State Forests and nature reserves, providing considerable pristine nature areas. Serpentine Falls, numerous trails, historical sites and other attractions already provide opportunities for swimming, mountain biking, hiking and other outdoor activities, attractive for residents and visitors alike.
- *Emerging Tourism Markets:* almost 200,000 people visit the Shire on an annual basis to enjoy its numerous natural attractions (TRA, 2017). The Shire also has access to a potential visitor market of 1.9 million people from the surrounding Perth Metropolitan region, which will continue to grow into the future (ABS, 2017b).

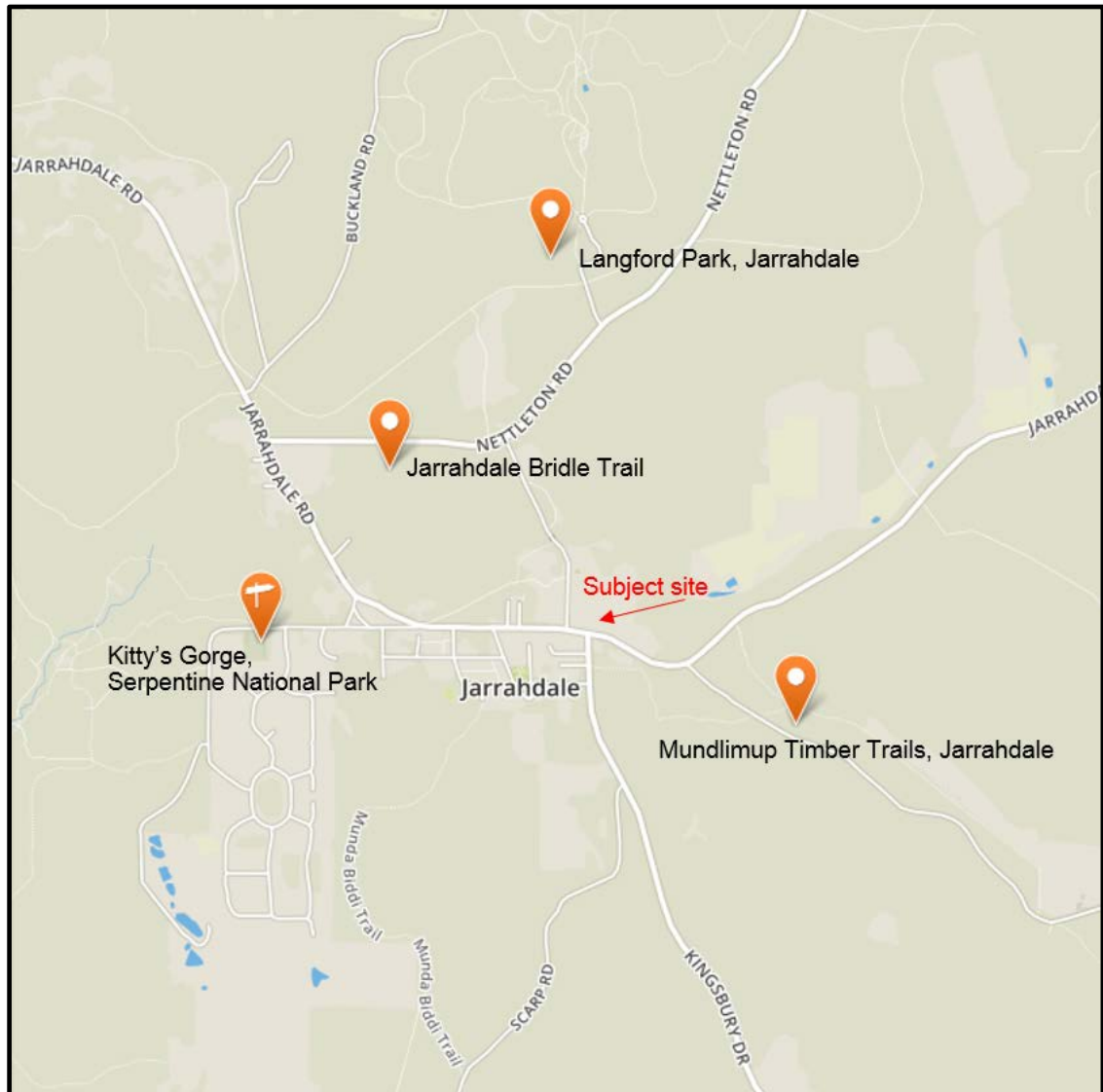
- *Existing Equine Industry:* the Shire of Serpentine Jarrahdale has a well-established equine industry, including trotting and the training of pacers, as well as a variety of support industries and numerous recreational opportunities. Combined, the local equine industry supports an estimated 548 jobs locally and contributes \$72 million to the local economy (8% of total Gross Regional Product). The equine industry would be the third largest sector (in GRP terms) and the fourth largest employer in the local economy, if it stood as an individual industry. A survey of 2010 found that there was \$820 million in property and equine assets in the Shire.
- *Existing Agricultural Sector:* the Shire of Serpentine Jarrahdale has a strong tradition of agriculture, which continues to grow and add value to the local economy today. Agriculture contributes \$95 million to the local economy (10% of total Gross Regional Product), the second most of any sector. Agriculture also provides 13% of total jobs in the Shire (total of 5,032) (ID, 2017). Key areas of agriculture are chicken/poultry, nurseries, hay and a variety of fruit and vegetables. The Shire currently produces an estimated 3.2 million chickens (61% of the total estimated production for the State) and generates almost 1 million tonnes of agricultural produce (excluding livestock and nurseries) (ABS, 2017c). Agriculture is by far the largest export sector for the Shire, producing \$144 million worth of goods for export beyond the Shire borders (ID, 2017).
- *Soils and Water:* the Shire is fortunate to have a range of good soils and access to water for a diverse variety of agricultural crops. In total, there is over 15,000 hectares of agricultural holdings within the Shire, making up 17% of the Shire's total area (ABS, 2017c). The Shire also received a stable annual rainfall of approximately 1 metre per year (BOM, 2017).

Strengths

- Growing population to drive demand for products and services
- Large workforce catchment of almost 270,000 people
- Pro-business investment environment
- Affordable land offering cost savings for business start-up
- Strong transport links facilitating strong access to markets and products
- Access to utilities
- Strong natural amenity
- Emerging tourism markets
- Strong existing agriculture industry
- Good soils and water
- Existing equine industry

2.4 Trails in Jarrahdale

There are many trails within the Jarrahdale area, as detailed on the map below:



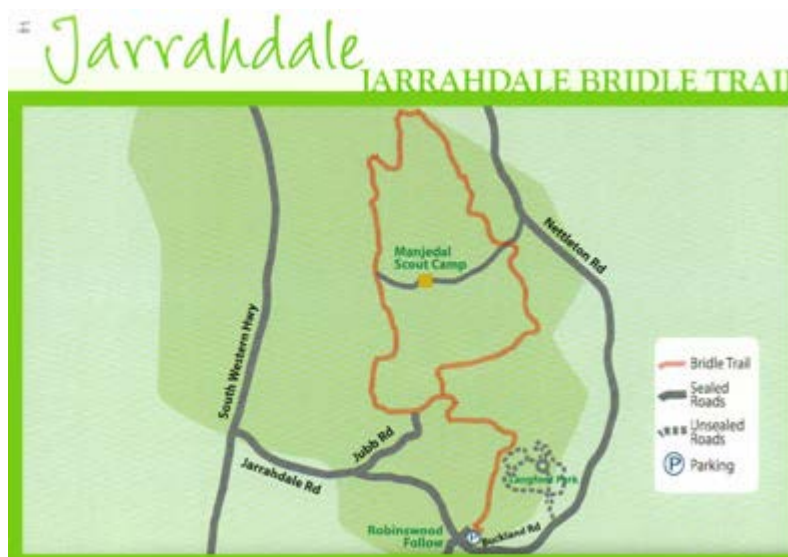
Kitty's Gorge, Serpentine National Park

Kitty's Gorge is a family-friendly 16.5km return bush walk which takes approximately half a day to complete and is accessible from the historic town of Jarrahdale.



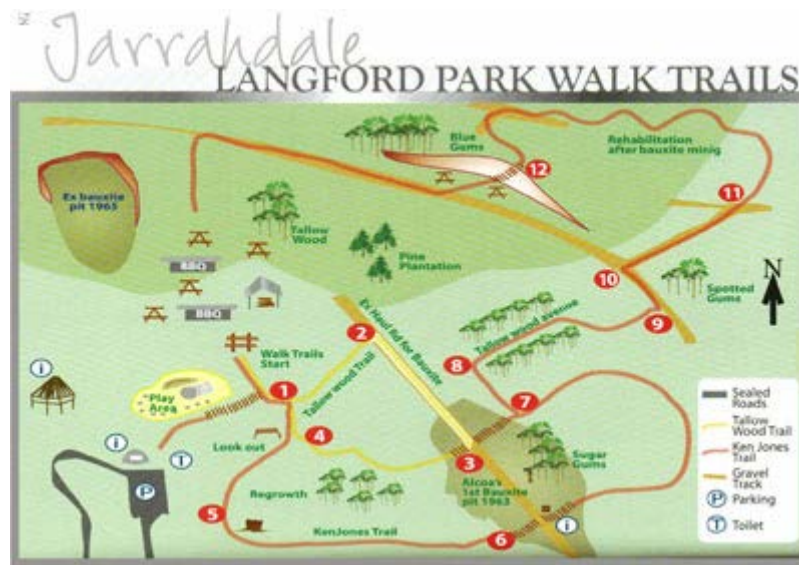
Jarrahdale Bridle Trail

Jarrahdale Bridle Trail is a 26km equestrian trail that showcases the changing character of the jarrah forest in this section of the Darling Range. Allow a full day to complete this trail.



Langford Park

Langford Park is a 12km family-friendly mountain bike trail which takes 1-3 hours to complete. With no major climbs these trails are popular with beginners and more advanced riders alike. It's a great spot to get started in mountain biking.



Mundlimup Timber Trails

The Mundlimup Timber Trail is a 3km Aboriginal and heritage bush walk which takes less than an hour to complete. While walking through some narrow bush trails, you will visit old methods of the timber industry from 100 years ago. During Spring, there are many wildflowers to enjoy.



2.5 Serpentine Dam



In the late 1950's, due to rapid industrial growth, Perth urgently needed a water source for the Kwinana area. Serpentine River became a potential water supply source, which marked the beginning of the Serpentine Scheme. The dam was completed in 1961, and is one of the biggest dams supplying the Perth metropolitan area.

The Serpentine Dam is the larger of the two dams located on the Serpentine River with a capacity of 137.7 million kilolitres and a catchment area of 664m².

Serpentine Dam welcomes many visitors throughout the year and is a popular spot for family picnics. There is also free gas barbecues located in the grassed lower picnic area at Serpentine Dam, downstream of the Dam wall. There is a plethora of wildlife in Serpentine including kangaroos and native birds such as kookaburras, black cockatoos and parrots.

There is an abundance natural beauty to experience along the marked trails and by the scenic look out points.

July to November is wildflower season, so visit during these months to see beautiful native flowers.

2.6 Events in Jarrahdale

Jarrahdale Log Chop

The Jarrahdale Log Chop and SJ Lions Fair is held annually and is WA's biggest wood chop and country fair event, held at 86 Millars Rd, Jarrahdale. This event attracts over 18,000 people annually.

Fair attractions include:

- World class wood chopping
- Children's rides
- Entertainment
- Licensed bar
- Food available
- Licensed bar
- Variety charities



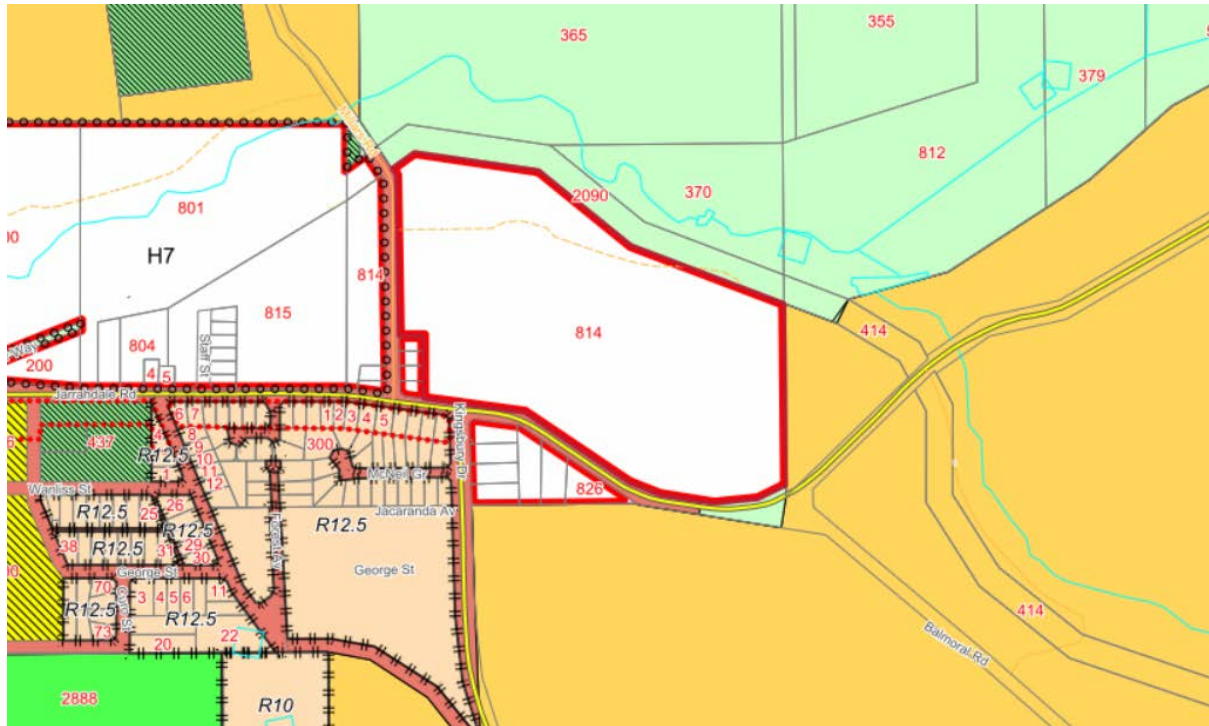
2.7 Jarrahdale Heritage Precinct Plan – Strategic Priorities

Depicted on the map provided in Appendix C are the following strategic priorities for the Jarrahdale town site:

1. Improve facilities at Jarrahdale Oval – creating a Trail Hub and event space (ie. log chopping, concerts in the forest) connecting with existing bridle, walking and cycling trails and enhanced amenities.
2. Improve connections and signage to the Jarrahdale Oval from Nettleton Road and Millars Road.
3. Traffic calming “entry statement” into the town centre – to slow vehicles down and link the place identity to its local heritage and environment.
4. Road safety audit to assess safety, access and road geometries at Jarrahdale Road and Oak Way intersection in relation to increasing traffic volumes and the nature of vehicles likely to use the route.
5. Enable Fosters Way to safely link vehicle movements to adjacent activities – investigating the opportunity for a one way connection to Staff Road or Millars Road.
6. Extend Kingsbury Drive north to link with Mills Road – providing access through the Heritage Precinct and attractions.
7. Link existing walking trails back into the town centre – consolidating start and end point with local amenities.
8. Improve existing walking trails, including access along the old timber railway line, through the conservation/heritage park linking them back to activities within the town centre and heritage park.
9. Repurposing of Mill Managers House to enable the development of a sustainable facility integrating cultural/heritage values ie. Rail to Trails, Bridle Trails, Mountain Bike Café.
10. Amphitheatre set within the sloping terrain linked to a pedestrian bridge over the brook and connected back to Mill Managers House – providing a space for the community to gather ie. ghost walk tours.
11. Proposed flying fox set within the forest treetops providing a unique attraction for visitors to engage within the Jarrahdale context.
12. Potential repurposing of Timber Mill to support adventure tourism or other sustainable facility integrating cultural heritage values of the town.

13. Restoration of Singles Men's Quarters for eco-tourism.
14. Repurposing of Timber Mill Rotunda to provide a gathering space within the Heritage Park and tourism area.
15. Prepare business case and EOI over Council owned land for eco-tourism precinct (ie. boutique café/restaurant showcasing local produce) – anchoring activities at the eastern entry to Jarrahdale town site at Kingsbury Drive.
16. Encourage development of caravan park and camping ground for events and trails accommodation.
17. RV Park incorporated into tourism development to ensure continued provision of services.
18. Investigate opportunities to consolidate activities at the western entry to the town centre, such as new commercial/conference facilities within easy access to the centre.
19. Construct pedestrian bridges to allow better connections to walking trails north of the town.
20. "Space Elevator" lookout – to consider glass elevator that ascends to the average height of Jarrah trees at peak of the millings period providing views to the scarp, city, ocean and surrounds.
21. Re-establish local markets – providing the opportunity to showcase local produce and celebrate reference to "Little Italy" gardens which existed in the area.
22. Preserve the historic "country feel" of Jarrahdale – respecting the built form of existing workers cottage and heritage structures and opportunities to reference the unique history of Jarrahdale.
23. Establish a machinery museum within a suitable location within easy access from the town centre – showcasing the local history and enabling residents to share their stories.
24. Establish parking location east and west of the town centre – providing for short stay easy access to town centre and new tourism activities, as well as longer term parking for walkers and cyclists, tourist coaches and event parking.
25. Relocation of access and parking to the Old Post Office Building and St Paul's Anglican Church – to establish recognisable Information Centre on arrival to the township.

Part 3 - Property Details – Lot 814 Jarrahdale Road, Jarrahdale



3.1 Location

Lot 814 Jarrahdale Road, Jarrahdale is situated 7.3 kilometres from the South Western Highway, 24 kilometres from the Kwinana Freeway and approximately 60 kilometres to the Perth CBD.

3.2 Land Use Planning

- Zoned “Special Use”
- Land size: 20.45ha
- Located in a bushfire prone area
- Located in a heritage area
- The following uses are Permitted (P) on all properties listed in the Description of Land column for this Special Use zone –
 - Single House
 - Car Park
 - Civic Building
 - Recreation – Public

- The following uses after being advertised in accordance with clause 6.3 of the Scheme may be permitted at the discretion of Council on all properties listed in the Description of Land column for this Special Use zone –
 - Industry – Cottage
 - Home Business
 - Home Occupation
 - Exhibition Centre
 - Bed and Breakfast
 - Aged and Dependent Persons Dwellings
 - Holiday Accommodation
- The following uses after being advertised in accordance with clause 6.3 of the Scheme may be permitted at the discretion of Council on the properties described in (e) of the Description of Land column for this Special Use zone –
 - Farriery
 - Market
 - Office
 - Restaurant
 - Shop
 - Interpretive/Tourist Centre
 - Child Minding Centre
 - Educational Establishment
 - Private Recreation
 - Saw Mill
 - Industry – Light
 - Industry – Service
- All development shall be restricted to designated areas within the Special Use zone in accordance with the Jarrahdale Heritage Park Master Plan (as amended) and shall comply with the Heritage Provisions of Part V of the Scheme.
- The development of “Industry – Light” and “Industry – Service” shall be restricted to small-scale light and service industrial uses such as, but not limited to, fine furniture manufacture, boutique breweries, fine food manufacture (ie cheeses, confectionary, preserves, bakery), art and craft workshops, clothing and footwear manufacture and printing at the discretion of the Council.

- All development on the eastern portion of Lot 814 Jarrahdale Road, Jarrahdale that is within the Gooralong Brook Water Reserve shall be referred to the Water Corporation for comment prior to final determination by the Council.

3.3 Site Restrictions

Significant native vegetation. Partially cleared.

The Shire is currently undertaking a geotechnical assessment which may be made available on application if so requested and if available.

3.4 Land Use Constraints

The Land is zoned "Urban" under the provisions of the Metropolitan Region Scheme and "Special Use Zone 3" under the Shire of Serpentine Jarrahdale's Town Planning Scheme No. 2. It is also contained within a heritage precinct with specific provisions included in Town Planning Scheme No. 2. Due to the heritage nature of the land any development would need to be assessed against the Shire's Municipal Heritage Inventory.

Further information relating to the heritage requirements are available from the State Heritage website:

<http://www.stateheritage.wa.gov.au/state-heritage-register/owners-tenants-managers>

3.5 Infrastructure

- Land was previously a working mill
- Potentially contaminated site due to being a working mill (this is to be confirmed)
- Currently used as an RV park (top left corner of site)
- Existing Workers Cottage towards the north which has powerlines running across (power supply to cottage). No sewerage.
- Hard pad on land which has a septic drop off (situated under the trees)

3.6 Potential Development Site

Possible land uses include:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Proposed function of Heritage Park, Adventure | <p>Tourism and short term accommodation</p> |
|---|---|

- Walk Trails
- Mountain Bike Trails
- Trails (QR Code)
- Talking Benches
- Serpentine Dam and Pipehead Dam Access
- Geocaching Orienteering
- Extreme Mountain Biking
- Eco Hotel
- Caravan Park
- Swimming Pool and Recreation Facility
- Private Clubs
- Food Tourism
- Food and Farm Fest
- Food and Farm Markets
- Glamping
- Bird Watching
- Restaurant and Bar
- BMX
- Motocross
- Skate Park
- Parolo's Garage and Machinery Museum
- Mill Manager's House
- Single Men's Quarters
- Events at the Mill
- Brewery
- Cheese Factory
- Spartan Races
- Cycling competition
- Space Elevator
- Picnic Spaces
- Mini Golf
- Weddings
- Conventions
- Motor Bike / Car Cruising / 4WD
- Bridle Trail

Part 4 - Forms

Response Form 1: Checklist of EOI Information

Form of checklist

The EOI for (name of Respondent) includes the following:

Response Form	Item	Completed
1	Form of checklist	
2	Respondent details	
3	Experience and capability	
4	Understanding and/or experience in developing and operating a property and/or integrated tourism development	
5	Form of Project data sheet	
6	Financial and commercial information	
7	Additional Information	

Signature of Authorised Officer of Respondent

		Date	
Name			
Title			

Response Form 2: Respondent Details

Every Respondent should provide the name and full details of the Respondent and each consortium member, including:

- The name and nature of the entity (i.e. public listed company, partnership, proprietary company) including their relationship with any immediate and ultimate parent companies and details of any registered company, business and trading names
- ABN, ACN or other identification number
- Place of incorporation/registration, registered office, postal address
- Details of current office bearers/directors
- Details of principal shareholders (unless a public listed company)
- Contact details of the individual from the Respondent with whom the Principal will principally communicate in its dealings with the Respondent, including name and title, email address, office, mobile and facsimile numbers, and office and postal addresses
- Disclosure of all related parties of each consortium member comprising a Respondent that may be a consortium member of another Respondent. Also provide details of:
 - the relationship between the related parties and a summary of previous working relationships on similar projects;
 - any internal governance arrangements and other procedures which the Respondent has or will put in place to address and resolve any probity and competitiveness issues; and
 - the manner by which compliance with these internal governance arrangements and other procedures will be certified.
- A brief overview of the Respondent including background information and details of their operations
- If the Respondent is a consortium, details of the roles of each of the members
- A description of the management and governance structure of the Respondent and details of decision-making processes including resolution of probity and competitiveness issues
- The identity of any company that has become insolvent with which any director of the Respondent or a Participant has been associated
- The identity and nature of all known related companies for the Respondent (or who may in the future be involved)
- If a special purpose vehicle is proposed, full details of each participant or member and their intended method of engagement needs to be described

Answers submitted must apply specifically to the individual or entity named as the Respondent and must be exclusive of the activities of parent, associate or subsidiary companies (if any) unless specifically identified as such.

Response Form 3: Experience and Capability

The EOI for (name of Respondent) includes the following:

Evaluation Criteria	Information Required
<p>Evaluation criteria 1 Demonstrated capability and capacity of the Respondents to deliver large scale, high quality property and integrated tourism developments and associated infrastructure of a size and character similar to the proposed Project.</p> <p>Evaluation criteria 2 Demonstrated track record in completing large property and infrastructure projects of a size and character similar to the Project on time and budget.</p>	<p>1. Respondents must demonstrate their qualifications and experience in the development and timely delivery and operation of high quality property and integrated tourism developments and associated infrastructure with project construction costs in excess of \$5 million or that provided built form and operational outcomes of a similar or greater size or complexity to the Project upon completion.</p> <ul style="list-style-type: none"> • Provide detailed information on a minimum of two projects that provides sufficient information for the Principal to adequately assess the experience and capability in relation to: • the design, construction and ongoing operation of these developments; and • projects with complexities similar to that which may be experienced in developing the Project; and • high level overview of methods used to expedite projects yet manage risk and quality; and • innovation in the construction industry without sacrificing an emphasis on safety; and • confirmation of project completion timeframe relative to targeted completion date. <p>Information provided for each project should include the form of the Project Data Sheet at Response Form 5.</p> <p>2. Provide details of the organisational capability and capacity of the Respondent or consortium members to deliver major tourism, leisure, residential, retail, commercial, recreational projects (including associated infrastructure) including:</p> <ul style="list-style-type: none"> • outlining your project team;

Evaluation Criteria	Information Required
	<ul style="list-style-type: none"> • the capability and capacity of the proposed design and construction personnel; • names and employers of the Respondent's key personnel who will potentially be engaged on the project including at a minimum the project director, senior and design construction management personnel – one page CVs are to be provided for the Respondent's key personnel; and • identify the key personnel still employed by you who were involved in the referenced projects in item 1 including the nature of their involvement. <p>3. Provide details of the experience of key contractors, including any construction contractor, project manager and architect, operations experts and other consultants involved in design, construction and operation of similar projects.</p> <p>4. Outline the capacity of the Respondent to adequately resource the Project in all aspects.</p> <p>5. The Respondent's team composition and structure demonstrating necessary capability and resources.</p> <p>6. Provide detail of the successful track record of the Respondent in managing project teams including securing project approvals, project development and operation, construction, sales and marketing and involvement in similar projects.</p> <p>7. Provide examples demonstrating innovation and best practice in project development, delivery and operation.</p>

Response Form 4: Understanding and/or Experience in Developing and Operating a Property and/or Integrated Tourism development

Evaluation Criteria	Information Required
<p>Evaluation criteria 3 Demonstrated understanding, which may include experience, of the issues in developing and operating a property and/or integrated tourism development and associated infrastructure of the size and character similar to the Project.</p>	<p>1. Respondents must demonstrate their understanding of and approach to, which may include experience, the design, planning, delivery, management, and operation of major tourism, infrastructure and development projects of a similar complexity to the Project.</p> <ul style="list-style-type: none"> • Provide an assessment of the key issues that need to be addressed to ensure the successful delivery of the Project, including: • an assessment of the key design issues that will need to be considered to effectively deliver a viable project of the nature of the Project; • an assessment of the key construction coordination and interface issues that will need to be considered to effectively deliver and operate the Respondent's preferred Project; • an assessment of the key operational interface issues between the State, Council and/or other key participants and Respondent in design, planning, development and operation of the Project; • an outline of the likely approach or strategies that you may adopt to manage the issues identified above during the delivery and operation of the Project; and • details on any projects where you have employed these approaches or strategies to deliver successful project outcomes.

Response Form 5: Project Data sheet

Form of project data sheet

Respondents must complete one Project Data Sheet for each project submitted

Project Data Sheet [] of []

Item	Respondent Response
1. Name of Project:	
2. Location:	
3. Client:	
4. Role: (for example, consortia member, prime contractor, contractor, sub-contractor, financial adviser, debt/equity provider etc)	
5. Date started:	
6. Date finished:	
7. Contract type:	
8. Project value (\$AUD):	
9. Contract value of works conducted by your company/consortia (\$AUD):	
10. Project description:	
11. Respondents/major subcontractors engaged by company/consortia during the project:	
12. Nominated key personnel involvement:	
13. Reference/client referee:	
14. Contact details for referee:	

Response Form 6: Financial and Commercial Information

Evaluation Criteria	Information Required
<p>Evaluation criteria 4 Demonstrated funding capacity and any proposed Project funding strategy.</p> <p>Evaluation criteria 5 Demonstrated financial viability, strength and financial capacity to successfully fulfil all of the obligations, responsibilities and liabilities associated with delivering and operating an integrated tourism project and/or property development and associated infrastructure of the magnitude and scope of the Project.</p>	<p>Respondents should provide sufficient evidence to allow the Principal to assess the financial viability, strength and capacity to fulfil the obligations, responsibilities and liabilities expected to be associated with delivery of the Project.</p> <p>Respondents should provide a statement of financial strength for the Respondent containing the following information:</p> <ul style="list-style-type: none"> • A summary of the key financial information contained in annual reports and where applicable, interim reports and audited accounts for the last three years for the Respondent. • A copy of the full audited financial report for the last three financial years including the financial statements and all notes to the financial statements. Where applicable, the most recent interim financial statements are also to be provided. • Where the financial statements for the most recent financial year remain unsigned by Auditors, audited accounts for the prior year should be provided along with pro-forma financial statements for the most recent financial year. A statement as to the accuracy of the pro forma financial statements should be provided. • Where the above are not available (e.g. for companies not required to prepare statutory audited financial statements), Respondents should provide unaudited financial statements and other financial or other such information that will enable the Principal to conduct a financial risk assessment. This may include information such as: <ul style="list-style-type: none"> – special purpose financial reports or company management accounts; and

Evaluation Criteria	Information Required
	<ul style="list-style-type: none"> – certification of a director, proprietor or trustee of the Respondent affirming that the financial statements provide a true and fair view of the financial affairs of the entity. <p>This information should be provided for the last three financial years in order to cover the same period as two years of audited financial reports which include comparative information from the previous year.</p> <ul style="list-style-type: none"> • Identification of any material change (as generally accepted in Australian accounting rules) in the financial position since the date of the last audited financial statements. <p>Identification of any events which could potentially and materially impact the financial position since the date of the last audited financial statements and up to the date of the EOI, for example acquisitions and divestments.</p> <ul style="list-style-type: none"> • A listing of the following contingent liabilities: • all significant pending litigation not reflected in the financial statements supplied; and • a list of all significant capital commitments, not reflected in the financial statements, which will occur over the next 24 months. • A listing of all significant loans, guarantees and credit facilities in place. • Any breaches or near breaches in debt covenants for the past 3 years. • Description of the level and type of any parent support (e.g. parent company guarantees) expected to be provided to the Respondent including a confirmation letter from the parent company. <p>Any further information, not already supplied that may affect the Respondent's ability to meet the financial obligations associated with delivering the project.</p>

Response Form 7: Additional Information

Respondents are requested to include a section with their submission that addresses the matters below and demonstrates their overall concept for the Project.

The purpose of this section of the EOI Invitation is to assist the State formulate its views on how it might refine its requirements for the following stages of the competitive process and how it might then participate in the Project on an ongoing basis. The responses may also inform the structure of the Request for Detailed Proposals and other Project documentation.

Respondent's responses do not form part of the evaluation of an EOI. However, the Additional Information provides an opportunity for the Shire of Serpentine Jarrahdale to undertake a market sounding and for Respondent's to provide an early indication of their intentions for the Site and issues associated with their proposal.

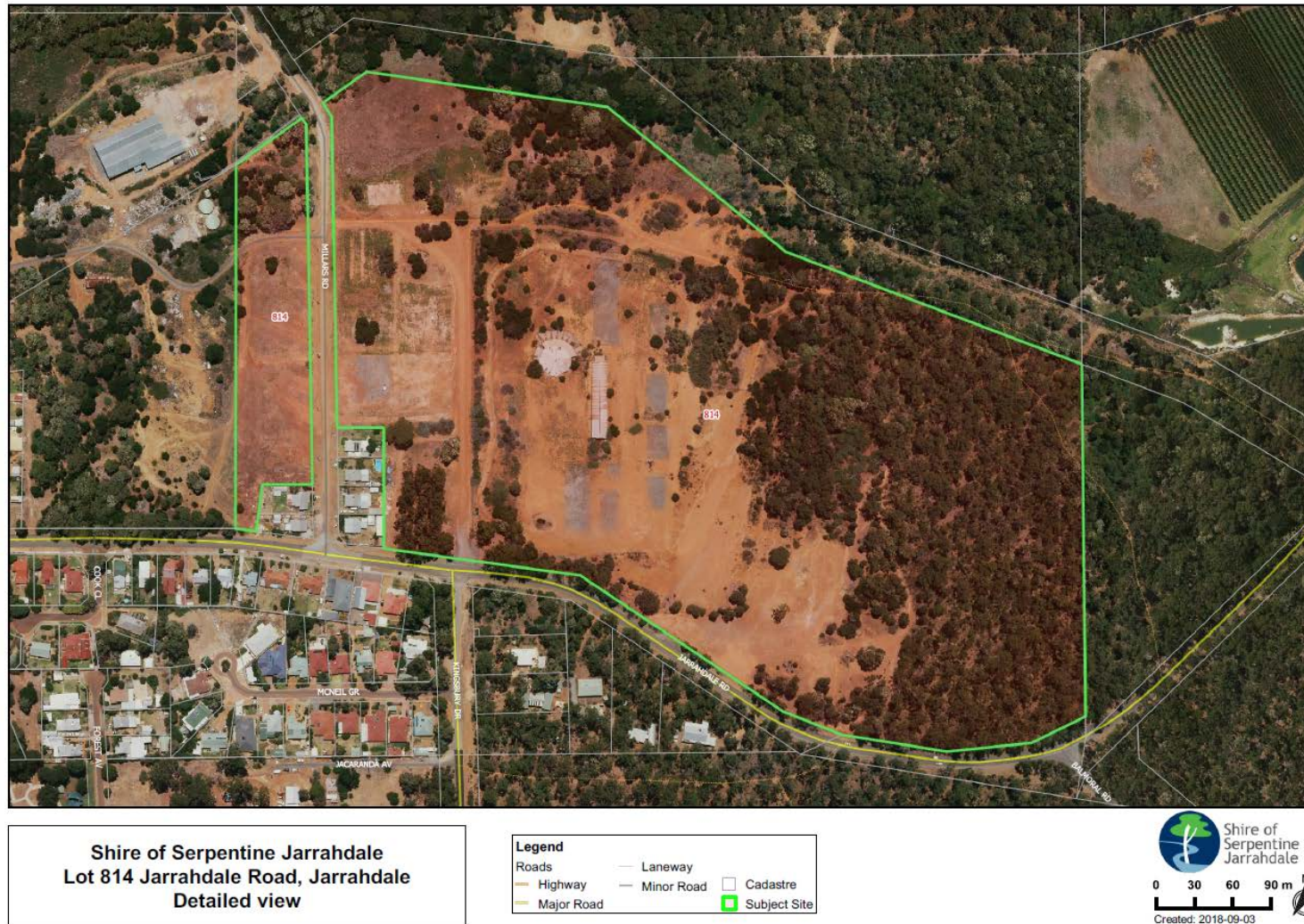
Integrated Tourism Development Opportunity

- Outline the development proposal and include a description of the proposed operational and business model.
- Outline the proposed delivery approach (including concept designs to assist the evaluation panel in understanding the proposed vision), timelines and stages (if any) over which the Project will be undertaken.
- Outline the suggested approach to mobilising the Project rapidly.
- Outline the preferred minimum lease term for the Site.
- Outline any other tenure requirements for the Site.
- What are your views on the likely approach to development (staged, number of stages, and ability to deliver initial and subsequent stages) and the likely timeframe to develop the Site?
- What are your views on the planning context as it relates to existing planning arrangements and the type of development you might consider for the Site? Do you foresee any issues with the planning framework for the Site, noting the high level Planning Intent set out in Appendix E, provisions of the Council planning scheme, Local Area Plan, and other approval processes that could impact your ability to deliver a viable development proposal. This question is asked in order to understand possible planning and approval risks for a proposal going forward.
- If there are any issues, how would you propose to address these issues including what, if any, actions the State and/or Council could undertake to improve the planning, development and/or assessment framework and increase the attractiveness of the Site?
- To what extent do you consider existing Site characteristics (including location, access, Native Title, contamination, tenure or other Site issues) an opportunity or constraint to delivering a viable development on the Site?

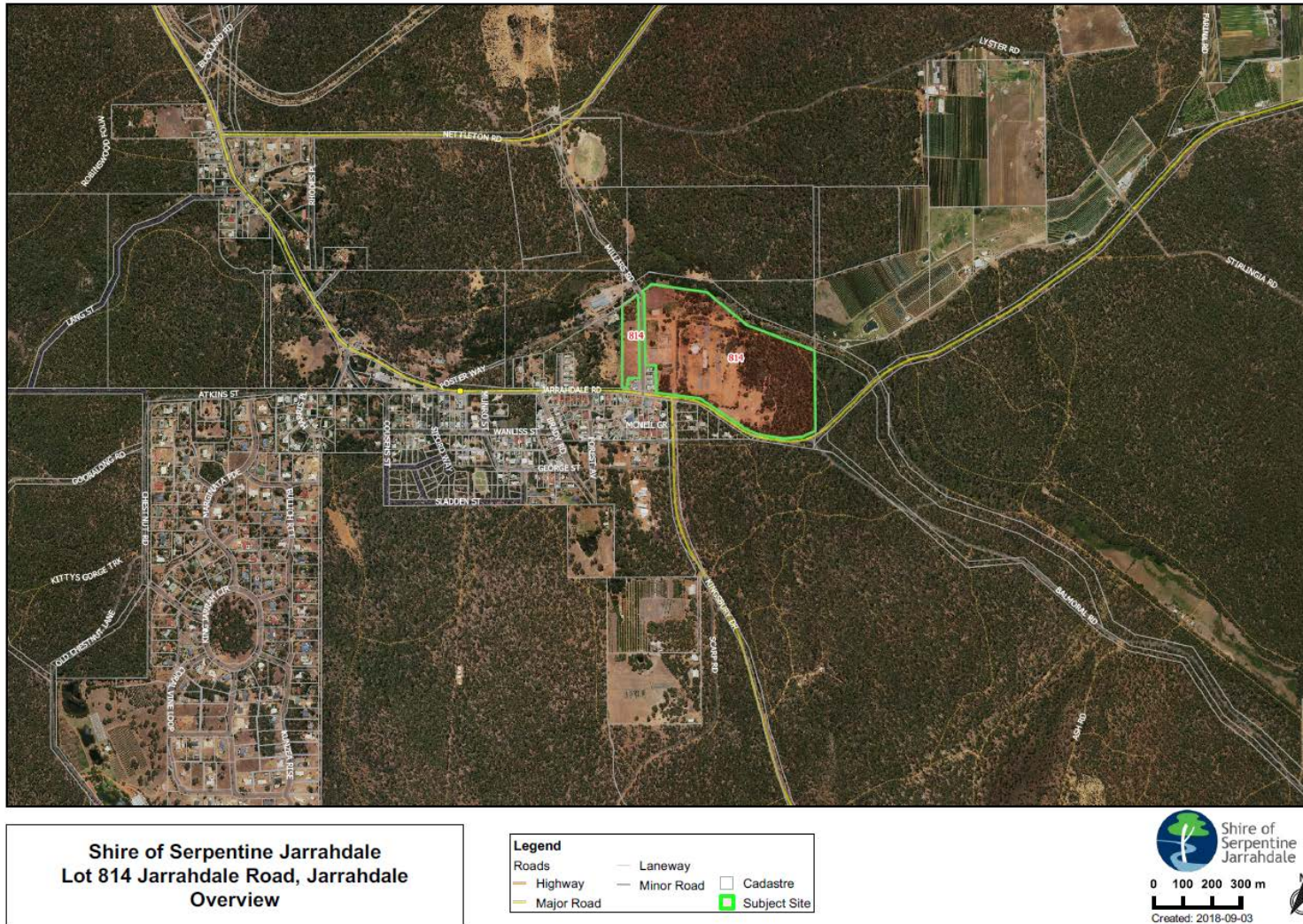
Commercial Principles

- What are your views in terms of dealing with land on the basis of a long-term lease? Noting that the Principal is not prepared to consider freehold tenure over existing land areas and implications of ongoing Long Term Lease arrangements, including payments. Will this significantly impact on the type of proposal you might consider and the commercial terms you may offer?
- What land payment mechanisms are attractive to you and ensure delivery of the Project, but fairly reflect the need to secure the Site on commercial terms, both prior to and during development?
- What opportunities are there for the Principal to mitigate these risks to improve certainty and value for money from the Shire of Serpentine Jarrahdale's perspective?

Appendix A – Detailed View of Lot 814 Jarrahdale Road, Jarrahdale

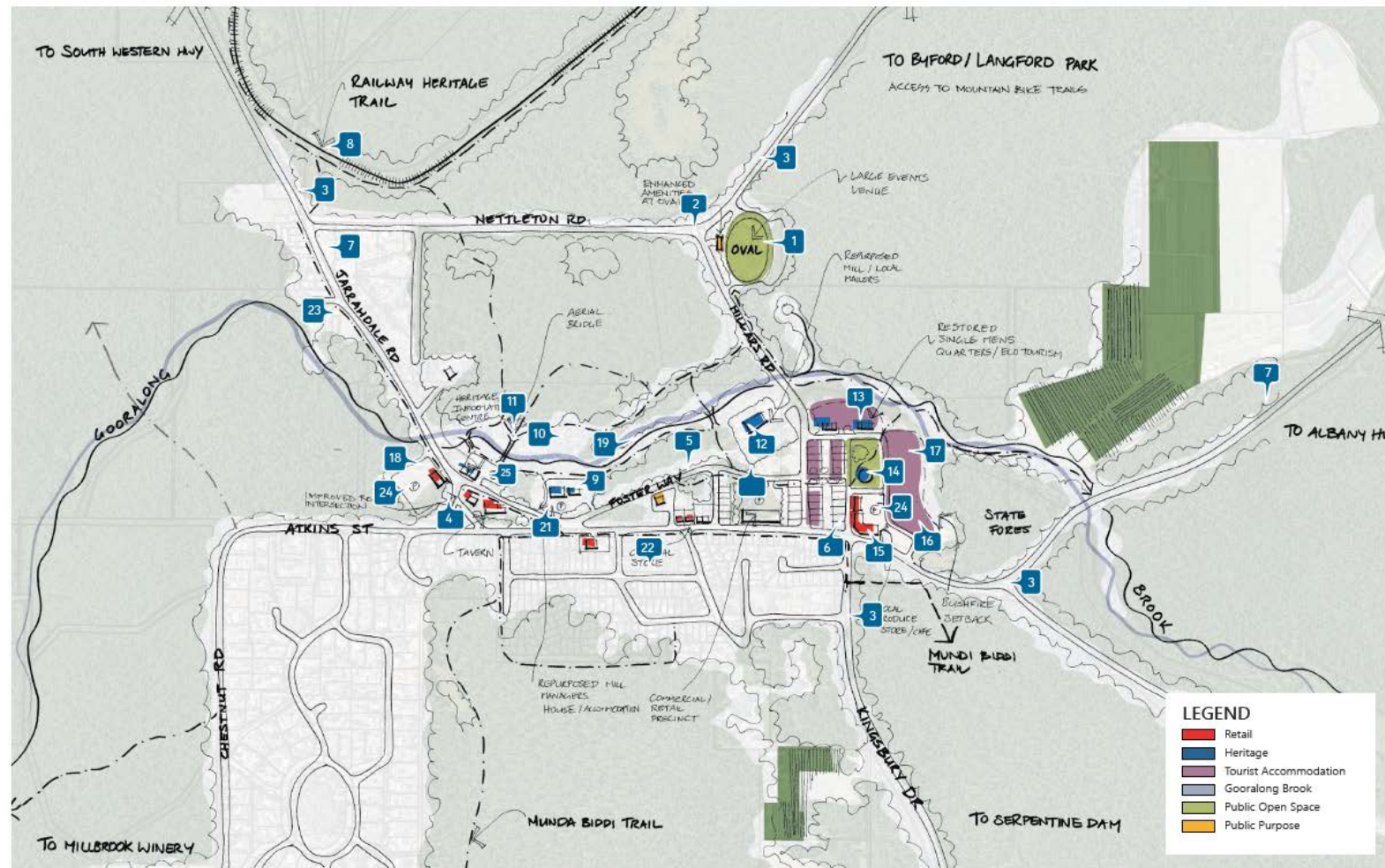


Appendix B – Overview of Jarrahdale depicting the subject site



Appendix C – Jarrahdale Heritage Precinct Plan – Strategic Priorities

Figure 7: Jarrahdale Precinct Plan



Note: Not to scale