



Manjaree Precinct

Briefing Pack: Invitation for
Expressions of Interest –
Public Realm Activations



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Acknowledgement of Country

Wanjoo Nidja Walyalup – Whadjuk Land.

Welcome, this is Fremantle, Whadjuk land. In the Nyoongar language the Fremantle area is called Walyalup, meaning place of the Walyo or Woylie, a small brush-tailed bettong or kangaroo rat.

The local Whadjuk people, part of the larger Nyoongar Aboriginal nation in the southwest of Western Australia, have a connection to Country that dates back over 50,000 years. Manjaree is the name Whadjuk people gave to the area around Fremantle, near the limestone hill at Arthur Head and Bathers Beach. In the local Whadjuk dialect, it translates to 'fair exchange'.

The Manjaree Trail, starting near Kidogo Arthouse, explains Nyoongar seasons, bush tucker, trade, and other customs relevant to Manjaree.

Sites along this trail are of tremendous importance to the Whadjuk people as they were places where valuable items were traded, families gathered for kinship and law making, and where young men and women who had 'come of age' met their future husbands and wives.

While some of the sacred meeting places in and around Walyalup look very different in the present day, they still hold significance to local Whadjuk people.

The City of Fremantle acknowledges the Whadjuk people as the Traditional Owners of the greater Fremantle/Walyalup area and we recognise that the cultural and heritage beliefs are still important today.

About the City of Fremantle

A national cultural hub

Walyalup/Fremantle — a place celebrated for its culture and creativity — is a gathering place for ceremonies, significant cultural practices and trading that dates back tens of thousands of years

The city holds a deeply embedded creative culture, built over generations by artists, creatives, cultural workers, and communities. This culture is foundational to how the place is known, experienced, and understood. Artists and creatives in Walyalup/Fremantle are not simply contributors to culture — they are central to it. They carry stories, challenge perspectives, and open space for new ways of seeing and being. They are truth-tellers, storytellers, and change-makers.

Creative work unfolds here every day — sometimes quietly, sometimes with powerful impact. It brings visibility to what might otherwise go unnoticed, gives form to lived experience, and connects people to place and to one another.

The City of Fremantle recognises and honours the essential role of artists and creatives in shaping the life, identity, and future of this place, and the enduring creative spirit that defines this community.



Joan Campbell, Coastal Plain, 1991. Fremantle Library, Walyalup Civic Centre. Photo by Rebecca Mansell.



Project Overview

The opportunity

The City of Fremantle is inviting community participation to shape the future of the Manjaree Precinct initiative through an Expression of Interest (EOI) application process to activate two public spaces within the precinct for arts and cultural uses.

Manjaree is a place of deep cultural, historical, and community significance — where people come together to share stories, connect, and create. Its combination of indoor and outdoor spaces offers fertile ground as an incubator for artists and creatives to develop ideas into experiences that bring people together and contribute to a vibrant creative community.

We invite proposals from artists, creatives, and cultural practitioners who want to help activate and revitalise this place. The City is seeking proposals that are meaningful, inclusive, and community-focused — specifically work that reflects and respects the stories, histories, and relationships that shape the area.

We are particularly seeking proposals that create compelling and memorable experiences that attract and engage visitors, tourists, and the broader community, while celebrating the unique identity of Manjaree and Walyalup/Fremantle. Successful projects will encourage people to explore the precinct, spend time in the space, and connect with its rich cultural, historical, and creative stories. Through innovative, inclusive and place-responsive programming, we aim to position Manjaree as a vibrant destination that showcases local creative talent, fosters community connection, and contributes to the cultural tourism appeal of the region.

This initiative positions Manjaree Precinct as an open and accessible space for creativity. As a community-owned place, it responds to a strong need for more creative spaces in Walyalup/Fremantle offering artists the opportunity to experiment, connect, and share their work. This is about creating genuine opportunities for creatives at all stages of their practice — whether emerging or established. It is a chance to test ideas, grow practice, and be part of a supportive and connected creative community.

Through the activation of Manjaree Precinct, we strengthen Walyalup/Fremantle’s identity as a cultural place shaped by many voices — past and present. As we move toward 2029, a moment to reflect on 200 years of colonisation in Western Australia, this initiative creates space for thoughtful, respectful, and culturally aware practices that deepen understanding of where we have come from and where we are going.

At its core, this initiative is grounded in care — for the place itself, for its stories, and for the people who connect with it. Together, we can ensure Manjaree Precinct continues as a welcoming, sustainable, and evolving space for culture, community, and creativity.

This EOI invites proposals to activate two public spaces:

Area 1 – the grassed area in front of J-Shed



Area 2 – the hardstand limestone area between J-Shed grassed area and beach



The EOI opens 1 July 2026 and closes 31 August 2026.

Applicants may propose to activate one or both spaces and should indicate their preference in their submission.

Vision, Purpose and Guiding Principles

EOI proposals should respond to and directly align with the following vision, purpose, and principles:

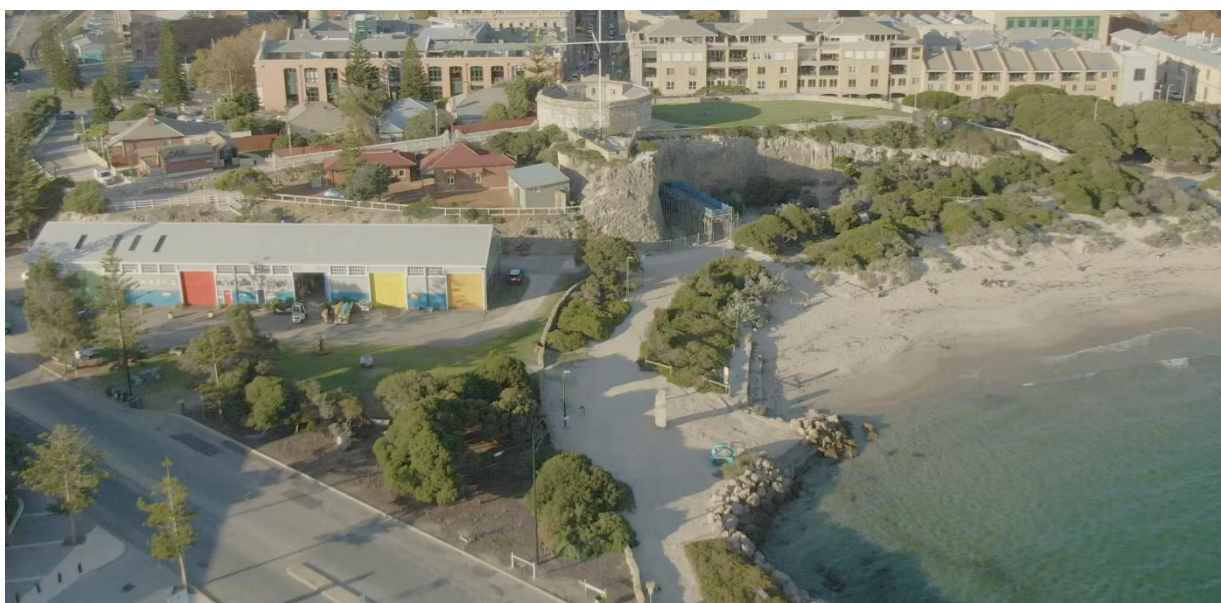
Vision: Manjaree Precinct will be a vibrant, inclusive, and creative precinct where First Nations culture, colonial heritage, and contemporary arts and culture connect and thrive together through community-led initiatives supported by the City.

Purpose: Manjaree Precinct will provide accessible spaces and opportunities for creative expression, cultural celebration, and community connection in Walyalup/Fremantle. It is a place of significant cultural and historical importance for Western Australia, where the local community, the wider state community, and visitors are engaged and welcomed.

Guiding Principles:

- **Ensure First Nations leadership** contributes to the development of the Manjaree Precinct area. Whadjuk leadership and truth-telling are central to Manjaree Precinct’s identity.
- **Be a place to belong and contribute.** An inclusive, welcoming, and respectful environment where diverse community members can contribute to and benefit from Manjaree Precinct’s development, fostering collaboration and a collective purpose.
- **Be a place of cultural significance.** Recognise, educate, and celebrate through creative and cultural programming which engages with the site’s significance to the Whadjuk Nyoongar people, colonial history, and contemporary creative communities.
- **Be a place that thrives and evolves.** Develop balanced economic opportunities that support creative and cultural industries responding to changing economic, environmental, and social conditions. Ensure Manjaree Precinct remains sustainable and responsive to the community’s aspirations.

Further information on how submissions will be assessed is available below in Assessment Criteria and Evaluation below on page 10 and 11





Place Context

Manjaree Precinct — encompassing Bathers Beach and Arthur Head — is a place of many names, stories and layers. It is a priceless piece of shared history and heritage, a powerful and enduring place, held closely by many and experienced in different ways.

For the Whadjuk Nyoongar people, Manjaree Precinct is a place of meeting, ceremony and exchange. The name itself means “*meeting place*” or “*gathering place*” — a site where families came together for kinship, trade, storytelling and cultural continuity. The headland, ocean and nearby islands form part of ancestral songlines, carrying deep cultural knowledge and an unbroken connection to Country.

Manjaree Precinct is also where colonial history began in Walyalup/Fremantle. In 1829, Captain Fremantle arrived here, marking the establishment of the Swan River Colony. The Round House is the oldest public building in Western Australia and stands as a powerful marker of this history and the colonial systems it represents. The site is closely connected to Wadjemup/Rottnest Island, where Aboriginal men and boys were taken and imprisoned, representing one of the most significant and painful chapters in Western Australia’s history.

These intersecting histories — ancient, continuous First Nations culture and nearly 200 years of settler history — position Manjaree Precinct as a place of truth-telling, reflection, resilience and shared understanding.

The precinct holds a rich mix of heritage and creative spaces, including the Round House, Whalers Tunnel, Captains Lane, Mrs Trivett Place, Kidogo Arthouse and J-Shed — places that have long supported artists, makers and creative communities. Since 2014, the Walyalup Aboriginal Cultural Centre has played an important role in establishing and sustaining cultural Whadjuk Nyoongar presence and practice in the area.

At the same time, Manjaree Precinct is a lived and everyday place. It is where people swim, gather, walk, create, collect sea glass, climb rocks, and watch the sun drop into the ocean. It is a place to wander, to pause, and to respond in your own way. The limestone cliffs, salt air, wind, shifting light and working yard character create a distinct atmosphere — open, textured and grounded in the rhythms of daily life.

Positioned between the city, the port and the ocean, Manjaree Precinct connects key places including Wadjemup/Rottnest Island and Fremantle Prison, while standing as a culturally significant destination.

Manjaree Precinct is not a static heritage site, but a living, shared place which holds the depth of history alongside the energy of the present and the possibilities of the future.



What are we looking for?

The EOI invites artists, creatives and cultural practitioners to share ideas for arts, creative and cultural experiences in the City of Fremantle. We welcome individuals, collectives and organisations at all stages of their practice or business development who are excited to create work that connects with people and place.

We welcome a broad range of approaches that align with the vision, purpose, and guiding principles of the precinct — from independent and experimental practices to not-for-profit, commercial, and collaborative models.

Proposed activations may include cultural programming such as temporary art installations and curated programming, and other community-focused experiences that are respectful and appropriate to the area. Applicants are encouraged to propose regular or recurring activity, and to consider how their activation shares the space with other users, the public, and the everyday life of the precinct.

We favour a broad definition of arts, culture and creativity and welcome people working across all fields, including (but not limited to):



Making

The creation and development of new work across contemporary disciplines, including visual arts, music and sound, performing arts, design and craft, screen and media, literary arts, and community arts and cultural development.

Proposals should demonstrate strong creative practice and contribute to a dynamic and productive precinct environment.



Sharing and Connecting

The facilitation of participation, engagement, and exchange through artist-run spaces, galleries, creative education, performances, markets, and workshops.

This includes First Nations-led initiatives and public or place-based work that strengthens community connection, accessibility, and cultural understanding.



Presenting and Selling

Proposals that activate the precinct through audience-facing outcomes, including experiential and place-based practices such as public art, site-responsive projects, and cultural tourism — including artist-led experiences and destination offerings.

This also includes experiential retail and artisan-led enterprises, such as maker-led retail, studio shops, and businesses that integrate production, sales, and hospitality, with arts, culture, design, or local identity embedded at the core of their offer.



Working in Manjaree Precinct

Manjaree Precinct is a shared place, and these activations help bring its public spaces to life. The City's objective is to ensure the precinct feels active, welcoming, and engaging as much as possible in a respectful way. Proposals should thoughtfully consider how activations coexist with other users, support public access, and complement the everyday rhythms of the precinct.

As part of a shared and evolving precinct, practitioners are expected to contribute to:

- Activating the precinct through high-quality arts, cultural, and creative work
- Creating welcoming and engaging visitor experiences
- Celebrating local culture, heritage, and storytelling
- Strengthening Western Australia's arts, culture, and creative economy
- Supporting diversity, equity, and inclusion in both practice and participation
- Fostering a collaborative environment through open engagement with other activators and precinct users
- Connecting with the public and local community through creative practice
- Contributing to activity across both daytime and evening programming
- Respecting and responding to the coastal environment
- Participating in ongoing dialogue and collaboration across the precinct
- Demonstrating local connection and/or owner-operated models where possible

How to Apply

The City of Fremantle is available to support you through this process. If you're interested in contributing, we'd love to hear from you, and if you need assistance at any stage, please get in touch.

We aim to make this process clear, fair, and supportive. The City welcome applications from a wide range of creatives — whether you're emerging or established — and encourage thoughtful, well-prepared proposals that are realistic in scope.

Step 1: Prepare Your Application

- Read this entire document before starting your application or read the Easy English version on the [website](#).
- If you have questions, email the City's Arts & Culture team at arts@fremantle.wa.gov.au who will answer your question or arrange a phone conversation
- A frequently asked question document will be published on the [website](#).
- Applications must only be submitted via [SmartyGrants](#).
- Applications close on Monday 31 August 2026, 5pm AWST.
- Ensure you allow enough time to plan and submit for proposal. Submissions made after the deadline or provided in any other format other than via SmartyGrants cannot be accepted. If you need assistance at any stage, please get in touch.

Step 2: Assessment Process

- After the closing date and time, an Evaluation Panel (the Panel) will review all applications against the assessment criteria in this document



- The Panel may request more information or invite shortlisted applicants to attend an interview or present their proposal
- The Panel will identify preferred applicants and notify them.
- The Panel will notify unsuccessful applicants by email.

Step 3: What Happens Next

If you are unsuccessful, the City may run further EOI's for public realm activations and will notify you.

Important Information

Respect current tenants

Please respect the privacy and working environments of current tenants within the Manjaree Precinct. Studios and workspaces should not be entered without permission.

Ownership of submissions

All documents, materials, and information submitted as part of an Expression of Interest (EOI) will be treated as confidential and used solely for the purposes of the EOI process. Applicants retain all intellectual property rights in their submissions.

Probity requirement

Applicants must not seek to influence the outcome of this Expression of Interest process. Any applicant who, directly or through an agent, canvasses or lobbies Elected Members, City officers, evaluation panel members, media, contractors, or their representatives in relation to their submission may have their application excluded from consideration, regardless of whether such contact has influenced the process. All communication and queries in regard to this EOI must be made via contacting the City's Arts & Culture team (arts@fremantle.wa.gov.au) and applications made to the City's [Smartygrants portal](#).

Right to decline proposals

The City of Fremantle reserves the right to decline all offers and to recommence the Expression of Interest process if suitable proposals are not received.

Collection notice

The City of Fremantle collects the personal information you provide for the purpose of responding to your enquiry or request, and to carry out related local government functions. Your information may be shared with authorised City officers or contractors where necessary to process your request but will not otherwise be disclosed unless required or authorised by law.

By contacting the City you agree to the collection of this information in accordance with the Council Privacy Policy.

For more information, including the option to remain anonymous, please see [our Privacy Statement and Policy](#) or contact us at governance@fremantle.wa.gov.au.



Evaluation Process

A panel of City of Fremantle offices with relevant experience are appointed to the evaluation panel.

Each submission will first be reviewed and scored independently by members of the evaluation panel. Once all individual assessments have been completed and submitted to an independent officer, the panel will meet to discuss each submission and agree on a final consensus score for each of the assessment criteria.

It is essential that applicants address each of the assessment criteria. The information provided in response to each of the assessment criteria will be point scored by the evaluation panel. Failure to provide a response to one or more of the assessment criteria may result in elimination from the evaluation process or a low score.

When preparing your application, please assume that the evaluation panel has no prior knowledge of your organisation, experience, or previous work. Include all information you would like the City to consider as part of the evaluation.

Each of the assessment criteria is weighted to indicate the relative degree of importance that the City places on awarding the leases.

The City has adopted a best public value approach to this request. This means that the City will consider the overall merit of each submission and the value it is expected to deliver.

An Offer will be extended to the applicants whose submission best demonstrates overall public value and alignment with the objectives of this request.

To support a fair, transparent and consistent evaluation process, a scoring methodology will be applied across all assessment criteria.

Feedback can be provided to an applicant.

Assessment Criteria and Questions

The assessment criteria and applicant questions are detailed below. It is a mandatory requirement to provide a response to all criteria to be considered. Answer these questions via the [Smartygrants portal](#).

1. Applicant details – Name, Address, Email, ABN
2. Do you have any actual, potential or perceived conflict of interest which currently exists with the City of Fremantle, its officers or Elected Members, or which may arise in relation to the ongoing management of the proposed activation (if successful)? (Yes/No/If Yes, provide details)
3. I acknowledge and agree to provide two (2) references to the City upon request? (Yes/No)



Criteria: Cultural Use - 50%

This means use that supports arts, creativity, heritage, or community participation, and activities that contribute to the cultural life of the community, rather than purely commercial, residential, or industrial purposes.

Criterion	Question
<p>Quality: The proposed cultural uses are authentic and relevant to Walyalup/Fremantle’s cultural ecology and the broader arts, culture, and creative industries.</p>	<p>Tell us about you and your work. Who are you (or your organisation), and what do you do?</p> <p>Tell us about your creative practice, your experience, and what drives your work?</p> <p>You can include: What you make or do, your background or experience, who you work with or collaborate with, any key projects or achievements.</p>
<p>Place: The proposed use of the building or public realm respects the site and surrounding area.</p>	<p>How will you use your public realm space, and how does this use respond to the Manjaree Precinct vision, purpose and guiding principles?</p> <p>Refer to page 6 for the Vision, Purpose and Guiding Principles. Describe how your proposed use responds to the site's character, history and cultural significance, contributes positively to the surrounding area, and supports a vibrant, inclusive and creative precinct. We encourage simple, genuine responses that explain how your idea will strengthen Manjaree Precinct.</p>

Criteria: Operational Capacity - 25%

This means your practical ability to deliver, manage, and sustain your idea.

Criterion	Question
<p>Contribution and collaboration within the Manjaree Precinct: The proposed tenant will engage with the community and/or share the building with others.</p>	<p>How will you actively engage with others in the precinct and/or local community?</p>
<p>Reach: The proposed initiative will engage with a broad cross-section of the community.</p>	<p>Who will you connect with, and how? Tell us about your audiences and how you’ll engage with the local community.</p>
<p>Experience: The experience of collaboration, cultural programming, and activation of spaces of the key personnel involved.</p>	<p>Who is involved, and what experience do you bring? This could include your own experience or that of collaborators. If you’re emerging: tell us how you’ll build your skills and capacity. If you’re established: share examples of similar work you’ve delivered.</p>



Financial Information – 25%

This means how you plan to fund your project and keep it going over time.

Criterion	Question
Self-sufficient: The proposed tenant can meet all financial obligations.	Covering your costs: What are your main expenses (e.g. rent, materials, staffing, operations)? How do you plan to cover these costs on an ongoing basis?
Leverage investment: The proposed tenant can leverage investment from various sources.	Income and support: What income streams or support will you rely on? (e.g. sales, ticketing, grants, partnerships, other revenue). How confident are you in securing these?
Proposed fee: The proposed annual rent including any plans to fit out the building (if applicable).	What fee are you proposing? You may choose to supply a proof of account balance or an asset and liability statement or similar to address this criterion.



Activation Approval

The length of approved activation of the public realm areas is not expected to exceed 12 months and is designed as a trial period, with the potential to extend, if agreed by both parties, not beyond 5 years total.

If the activation is occasional and low impact, the event will be put through the City's event approval process. If the activation is ongoing, recurring, or has a higher operational impact on the site or surrounding area, a different approval pathway may be required, such as a permit, lease, or formal licensing arrangement.

Site Fees

The City has adopted a best public value approach to this EOI. This means that, although fees are applicable the City will consider the overall merit of each submission and the value it is expected to deliver.

Depending on your activation, size, or whether or not it will be a commercial or community initiative, different rates will apply, they are:

For regular activities, that may mean daily, weekly or monthly, the City is looking for a lease or license fee of approximately minimum \$100 per week or \$5,000 per year. The applicant must nominate their preferred lease/license fee in their application.

Community definition: Events, programs and activities that deliver meaningful cultural and social benefits within Walyalup/Fremantle's communities and are accessible to all through free or low-cost participation. These initiatives contribute to community wellbeing by supporting local event organisers, creatives and community-led activities, encouraging broad participation, fostering connection, and strengthening engagement across diverse audiences. Priority is given to activities that are locally delivered, inclusive in design, and provide opportunities for the community to come together in shared public spaces.

Commercial definition: Events, programs and activities delivered for commercial profit that demonstrate a clear economic and visitation benefit to Walyalup/Fremantle. These events attract audiences from outside the Fremantle local area, stimulate increased spending across local businesses, and contribute to the city's profile as a vibrant destination.

Commercial events are expected to provide strong brand benefit through alignment with the City's identity, promotion of place, and activation of public and private spaces that encourage visitation, overnight stays and repeat visitation.



Site Plan

Area 1 – general size, boundary description; key features - power, water, shade, access points

- Grass Area: 520 square meters of space, all grass area. Due to the power box in the area, no staking in the grass will be permitted.
- Power: One three phase power point and one 240v power point.
- Water: No water access
- Shade: Minimal shade

Area 2 – general size, boundary description; key features - power, water, shade, access points

- Limestone area: 610 square meters of space, limestone area. This area is heritage listed and no staking will be permitted.
- Power: One three phase power point and one 240v power point (same power box as green space)
- Water: No water access
- Shade: No shade

The above sqm allocations represent the entire available area. Please note that activations may nominate to use a portion of the valuable area. The leasing or licensing of these areas are subject to standard City event approval that includes public access, safety and other regulatory considerations.



Glossary of Terms

Term	Definition
ABN	Australian Business Number — a unique number that identifies a business. Applicants must have one to apply.
Acknowledgement of Country	A statement that recognises the Traditional Owners of the land and their ongoing connection to it. It is a sign of respect offered at the start of events and documents.
Activation	Bringing a place to life through regular use and public-facing activity — such as exhibitions, performances, workshops or markets — so the precinct feels welcoming, busy and engaging.
Assessment / Selection Criteria	The published standards every application is measured against. For this EOI the financial component makes up 25% of the overall criteria, alongside cultural and community value.
Canvassing / Lobbying	Trying to influence the result by privately approaching decision-makers such as Elected Members or City officers. This is not allowed during the EOI.
Co-tenancy / Sub-tenancy	Sharing a space. Co-tenancy means two or more parties hold the space together; sub-tenancy means a main tenant rents part of their space to someone else. Both help keep spaces in regular, active use.
Creative Practice	The ongoing work an artist or creative does — their way of making, sharing or presenting work. “All stages of practice” means everyone is welcome, from emerging to established.
Cultural	Relating to the shared arts, traditions, stories, knowledge and ways of life of a community. In this EOI it spans First Nations culture, colonial heritage and contemporary creative practice.
Easy English	A simplified, accessible version of information using plain words and clear layout, designed to be easy for everyone to read and understand.
Emerging / Established	Terms describing where someone is in their creative career. “Emerging” means early in their practice; “established” means more experienced and recognised. Both are encouraged to apply.



Evaluation / Selection Panel	The group of Whadjuk, community and City representatives who review all applications against the published criteria and recommend preferred applicants.
Expression of Interest (EOI)	An open invitation asking people to put forward their ideas and tell the City they are interested in leasing a space. It is the first step — not a binding contract — and helps the City find the right practitioners for the precinct.
First Nations	A respectful term for Aboriginal and Torres Strait Islander peoples — Australia’s first peoples. The EOI especially encourages First Nations artists, organisations and led initiatives.
Fit-out	The work done to set up an interior space for use — such as fixtures, finishes and equipment — so it suits how the tenant intends to operate.
Incubator	A supportive environment where artists and creatives can test ideas, develop their practice and grow, especially in the early stages of their work.
Landlord Contribution	Money the City (as landlord) may put toward capital works — such as fit-out or building improvements — to help a tenant set up their space. Commercial submissions identify what contribution they expect.
Lease	A formal agreement that lets you use a building or space for an agreed period of time in return for rent and agreed conditions. A sample (template) lease is provided so you know the terms before you apply.
Manjaree Precinct	The area covering Bathers Beach and Arthur Head in Walyalup/Fremantle. Manjaree is a Whadjuk Nyoongar word meaning “meeting place” or “gathering place” — a site of meeting, ceremony and exchange for tens of thousands of years.
Market Rent / Rate	The standard amount a space would normally cost to lease, valued independently and expressed per square metre (per m ²). The City does not expect community or non-profit tenants to pay the full commercial rate.
Per Square Metre (per m²)	A way of measuring rent based on the floor area of a space. Rent is quoted as a dollar amount for each square metre, so larger spaces cost more.



Premises	The specific building or space you are applying to lease and use — for example, a unit within J-Shed. Each premises has its own floor area and conditions.
Probity	Fairness, honesty and integrity in the process. Applicants must not lobby or try to influence the outcome — doing so may exclude their application.
Public Liability Insurance	Insurance that covers harm or damage to other people or property. Successful applicants need it, or a commitment to take it out if selected.
Public Realm	The shared, publicly accessible outdoor spaces — such as paths, beaches and gathering areas — that everyone can use and enjoy.
SmartyGrants	The online platform used to receive and manage applications. All EOI submissions must be made through it before the closing date and time.
Songlines	Routes across the land and sea that carry cultural knowledge, stories and connection to Country, passed down through generations of First Nations people.
Tenancy	A space available to be leased and used. The precinct has several tenancies, released in stages, that applicants can apply for.
Truth-telling	Sharing honest accounts of history — including difficult parts of the colonial past — to build shared understanding, reflection and respect.
Walyalup/Fremantle	The dual name for Fremantle. Walyalup is the Whadjuk Nyoongar name for the area; it sits alongside the name Fremantle to recognise both First Nations and colonial histories of the place.
Whadjuk Nyoongar	The Traditional Owners of the Fremantle area. The Whadjuk are one of the groups of the wider Nyoongar nation of south-west Western Australia. Their cultural and heritage connection to this Country continues today.