



# Manjaree Precinct

Briefing Pack: Invitation for  
Expressions of Interest to  
Lease Buildings – Stage 2  
Mrs Trivett Place



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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 lease buildings within Mrs Trivett Place Unit 13 and 15 for arts and cultural uses in Stage 2.

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 and cultural practitioners 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.

The Manjaree Precinct EOI process is staged with several tenancies available in each round.



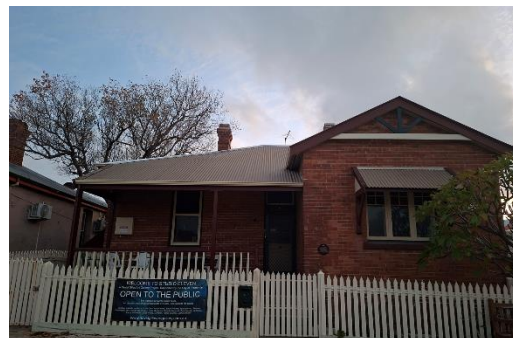
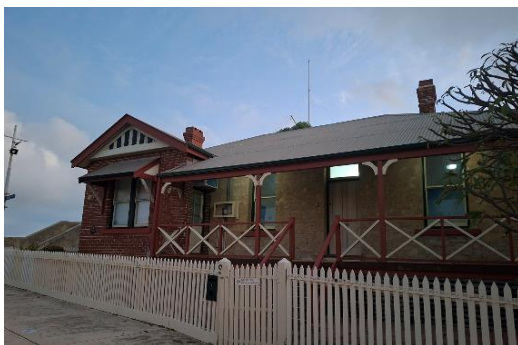
**Stage 1 for J-Shed units 1,2,3 and 4 - EOI Closed**



**Stage 2 for Mrs Trivett Place Unit 13 and 15 – EOI opens 1 October 2026 and closes 26 November 2026**



**Stage 3 for Captains Lane – estimated release date of January 2027, subject to the closure of Stage 1 and 2.**





## Vision, Purpose and Guiding Principles

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

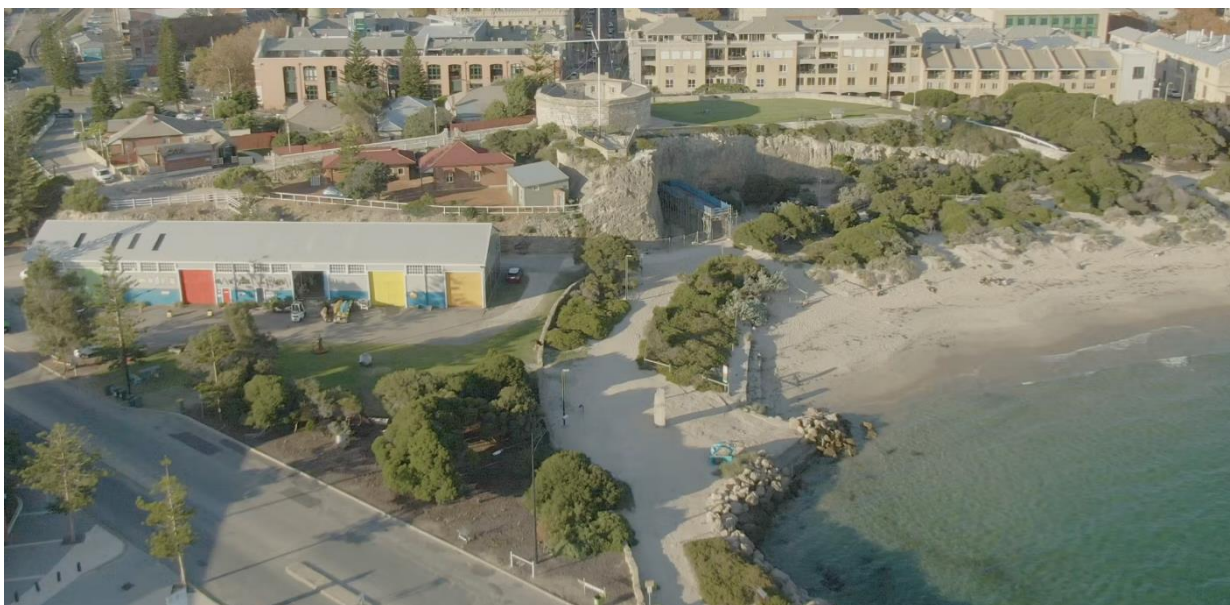
**Vision:** Manjaree Precinct will be a vibrant, inclusive, and creative precinct where First Nations culture, colonial heritage, and contemporary arts and culture connect and thrive together through community-led initiatives supported by the City.

**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 sections 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.

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 supports the incubation and development of artists, creatives and cultural practitioners, recognising that some spaces will operate as working studios. The City's vision for the precinct is for it to be actively used on a regular basis, fostering a vibrant and dynamic environment.

Applicants are encouraged to consider co-tenancy and/or sub-tenancy arrangements where appropriate, to help ensure consistent and regular use of the premises.

Practitioners are also encouraged to create ongoing opportunities for public engagement. This can take many forms, offering meaningful and creative ways to invite audiences into both the process and outcomes of their work.

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 tenants
- 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
- The users that benefit from accessing the site share in the reasonable ongoing maintenance costs of the site, as related to their activation.

## 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, you can email the City's Contracts team at [ProcurementTeam@fremantle.wa.gov.au](mailto:ProcurementTeam@fremantle.wa.gov.au) if they can answer your questions via email they will otherwise they will arrange a phone conversation
- A frequently asked question document will be published on the [website](#).
- Head to the City's [Smartygrants portal](#) to complete your Application to EOI
- Stage 2 applications close on 26 November 2026, 5pm AWST



- Ensure you allow enough time to plan and submit your 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 the preferred applicants and notify them with an Offer to Lease. Once the Offer to Lease is accepted, the City will work directly with each of the successful applicants to finalise their lease.
- Once all Leases have been finalised, the City will notify all the unsuccessful applicants through their nominated preferred form of contact before the release of Stage 3.
- Depending on the offer, we may need to seek consent from the Minister for Lands and Council.

### **Step 3: What Happens Next**

If you do not receive an Offer to Lease in Stage 2, we encourage you to apply again for Stage 3. You will need to submit a separate application for each stage — applying for Stage 2 does not automatically put you forward for later stages.

## **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. Scheduled viewing opportunities will be arranged to provide appropriate access to spaces.

### **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 Contracts team ([ProcurementTeam@fremantle.wa.gov.au](mailto:ProcurementTeam@fremantle.wa.gov.au)) and submitting the application via 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 offers are not received. This may mean that un-tenanted spaces in Stage 2, move to Stage 3 for re-advertising.

### **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](mailto:governance@fremantle.wa.gov.au).

## Evaluation Process

A panel of Whadjuk, community and City representatives with authority and 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, although rent is considered, the submission containing the highest rent will not necessarily be accepted, nor will the submission ranked the highest in the assessment criteria. The City will consider the overall merit of each submission and the value it is expected to deliver.

An Offer to Lease will be extended to the applicant 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.



## 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

Are you acting as trustee for a trust? (Yes/No/If yes please provide a copy of the trust deed, and if there is no trust deed, provide the names and addresses of beneficiaries)

2. Are you a registered Aboriginal Business? (A commercial enterprise that is at least 50% owned, managed, and controlled by Aboriginal or Torres Strait Islander peoples.) (Yes/No/If yes are you registered with Supply Nation Indigenous Business Directory or Aboriginal Business Directory)
3. Are you a Registered Disability Enterprise?
4. 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 this lease (if successful)? (Yes/No/If yes, provide details)
5. Do you currently hold Public Liability Insurance with a minimum insurance value of \$20 million? If yes, please provide a copy of your certificate of currency. If no, do you agree to obtaining this insurance and provide the City with evidence of this prior to the lease commencement?
6. Are you presently able to pay all your debts in full as and when they fall due? (Yes/No/If No, provide details)
7. I confirm I have read, understood and agree to the terms in the sample lease provided with this request? (Yes/No/If no, please detail your requested changes to the Lease terms)
8. I acknowledge and agree to provide two (2) references to the City upon request? (Yes/No)
9. I confirm that I consent to the City completing a credit check should my application progress to the shortlist stage (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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Quality:</b> The proposed cultural uses are authentic and relevant to Walyalup/Fremantle's cultural ecology and the broader arts, culture, and creative industries. | <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 and or cultural 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>                                                                                                                                                               |
| <b>Place:</b> The proposed use of the building or public realm respects the site and surrounding area.                                                                 | <p>How will you use your 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                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Contribution and collaboration within the Manjaree Precinct:</b> The proposed tenant will engage with the community and/or share the building with others. | <p>How will you actively engage with others in the precinct and/or local community?</p>                                                                                                                                                                                   |
| <b>Reach:</b> The proposed initiative will engage with a broad cross-section of the community.                                                                | <p>Who will you connect with, and how? Tell us about your audiences and how you'll engage with the local community.</p>                                                                                                                                                   |
| <b>Experience:</b> The experience of collaboration, cultural programming, and activation of spaces of the key personnel involved.                             | <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.

Note: The City has adopted a best public value approach to this request. This means that, although rent is considered, the submission containing the highest rent will not necessarily be accepted. The City will consider the overall merit of each submission and the value it is expected to deliver.

| Criterion                                                                                                   | Question                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Self-sufficient:</b> 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?                                                                                                                                                        |
| <b>Leverage investment:</b> 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?                                                                                                                                     |
| <b>Proposed rent:</b> The proposed annual rent including any plans to fit out the building (if applicable). | <p>Proposed rent and investment:</p> <p>What annual rent are you proposing? Are you planning any investment into fit-out or improvements to the space (if applicable)?</p> <p>You may choose to supply a proof of account balance or an asset and liability statement or similar to address this criterion.</p> |

## Rental Amount

Submissions must include a proposed rental amount. Where a submission proposes a rate below market value, it must provide a clear justification for the reduced rent, including the community benefits offered in lieu and how the proposal aligns with the vision, purpose, and guiding principles.

The City has adopted a best public value approach to this request. This means that, although rent is considered, the submission containing the highest rent will not necessarily be accepted. The City will consider the overall merit of each submission and the value it is expected to deliver.

Full commercial rent has been independently valued at \$150 to \$225 per m<sup>2</sup> (below). The City does not expect non-profit/community tenants to meet the commercial market.

Unit 13 – \$13,050 + \$5,520 (Fixed Outgoings) + GST (based on market rate) per annum

Unit 15 – \$9,300 + \$5,750 (Fixed Outgoings) + GST (based on market rate) per annum

## Lease Length

The length of proposed leases will be negotiable, generally seeking 1 to 5 years, noting that any retail tenancy must be for a minimum of 5 years. However, the final term of any lease may exceed 5 years and will depend on the proposed use, the type of tenant (community, cultural, commercial) and potential investment commitment from the proposal. You will indicate in your proposal your preferred length of lease.



## Site Access and Viewing Information

Scheduled site viewing opportunities will be arranged to provide appropriate access to the available spaces. Specific dates and times will be confirmed and published to the City's [website](#) communicated in due course.

Images of the interior of the units will also be published on the City's [website](#) in due course.

Please note: attendance at a viewing is not mandatory but is encouraged.

## Key Facilities Information

Applicants should note that the premises are offered on an "as is, where is" basis. Subject to any agreed landlord contribution, the tenant will be responsible for undertaking all fit-out works required to make the premises suitable for their intended use.

The tenant must, at its own cost, maintain the premises (excluding structural elements) in good repair and condition, including all internal areas, services, plant, equipment, glass, and any areas under the tenant's control, and must promptly carry out all repairs necessary due to use, damage, or deterioration. Refer to the template lease for specifics.

Unit 13 is expected to be available from Jan/ Feb 2027.

Unit 15 is expected to be available from Jan/ Feb 2027.



## Floor Plan

- Unit 13 – 58m<sup>2</sup>
- Unit 15 - 62m<sup>2</sup>

Within the submission, applicants must identify which unit they are applying for and if they are unsuccessful with their preferred unit, if they would like to be considered for the other unit.



## Glossary of Terms

| Term                                   | Definition                                                                                                                                                                                              |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ABN</b>                             | Australian Business Number — a unique number that identifies a business. Applicants must have one to apply.                                                                                             |
| <b>Acknowledgement of Country</b>      | 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.                                |
| <b>Activation</b>                      | 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.                 |
| <b>Assessment / Selection Criteria</b> | 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.                       |
| <b>Canvassing / Lobbying</b>           | Trying to influence the result by privately approaching decision-makers such as Elected Members or City officers. This is not allowed during the EOI.                                                   |
| <b>Co-tenancy / Sub-tenancy</b>        | 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. |
| <b>Creative Practice</b>               | 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.                        |
| <b>Cultural</b>                        | 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.          |
| <b>Easy English</b>                    | A simplified, accessible version of information using plain words and clear layout, designed to be easy for everyone to read and understand.                                                            |
| <b>Emerging / Established</b>          | 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.                |
| <b>Evaluation / Selection Panel</b>    | The group of Whadjuk, community and City representatives who review all applications against the published criteria and recommend preferred applicants.                                                 |



|                                             |                                                                                                                                                                                                                                         |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Expression of Interest (EOI)</b>         | 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. |
| <b>First Nations</b>                        | 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.                                                |
| <b>Fit-out</b>                              | 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.                                                                                           |
| <b>Incubator</b>                            | A supportive environment where artists and creatives can test ideas, develop their practice and grow, especially in the early stages of their work.                                                                                     |
| <b>Landlord Contribution</b>                | 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.                              |
| <b>Lease</b>                                | 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.                           |
| <b>Manjaree Precinct</b>                    | 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.      |
| <b>Market Rent / Rate</b>                   | The standard amount a space would normally cost to lease, valued independently and expressed per square metre (per m <sup>2</sup> ). The City does not expect community or non-profit tenants to pay the full commercial rate.          |
| <b>Per Square Metre (per m<sup>2</sup>)</b> | 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.                                                                                        |
| <b>Premises</b>                             | 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.                                                                              |



|                                   |                                                                                                                                                                                                                       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Probity</b>                    | Fairness, honesty and integrity in the process. Applicants must not lobby or try to influence the outcome — doing so may exclude their application.                                                                   |
| <b>Public Liability Insurance</b> | Insurance that covers harm or damage to other people or property. Successful applicants need it, or a commitment to take it out if selected.                                                                          |
| <b>Public Realm</b>               | The shared, publicly accessible outdoor spaces — such as paths, beaches and gathering areas — that everyone can use and enjoy.                                                                                        |
| <b>SmartyGrants</b>               | The online platform used to receive and manage applications. All EOI submissions must be made through it before the closing date and time.                                                                            |
| <b>Songlines</b>                  | Routes across the land and sea that carry cultural knowledge, stories and connection to Country, passed down through generations of First Nations people.                                                             |
| <b>Tenancy</b>                    | A space available to be leased and used. The precinct has several tenancies, released in stages, that applicants can apply for.                                                                                       |
| <b>Truth-telling</b>              | Sharing honest accounts of history — including difficult parts of the colonial past — to build shared understanding, reflection and respect.                                                                          |
| <b>Walyalup/Fremantle</b>         | 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.                            |
| <b>Whadjuk Nyoongar</b>           | 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. |

## Lease

The City offers lease terms that are considered fair and reasonable. By submitting an EOI, applicants are deemed to have accepted the proposed lease terms. If any of the terms are not acceptable, any requested variations must be clearly identified and detailed within the EOI application.