



# AGENDA

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## Ordinary Meeting of Council

Wednesday, 24 April 2013, 6.00pm



**CITY OF FREMANTLE**  
**NOTICE OF AN ORDINARY MEETING OF COUNCIL**

Elected Members

An Ordinary Meeting of Council of the City of Fremantle will be held on **Wednesday, 24 April 2013** in the Council Chamber, Town Hall Centre, 8 William Street, Fremantle (access via stairs, next to the playground in King Square) commencing at 6.00 pm.

Graeme Mackenzie  
**CHIEF EXECUTIVE OFFICER**

19 April 2013

# **ORDINARY MEETING OF COUNCIL**

## **AGENDA**

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### **DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

### **NYOONGAR ACKNOWLEDGEMENT STATEMENT**

"We acknowledge this land that we meet on today is part of the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Nyoongar people as the custodians of the greater Fremantle/Walyalup area and that their cultural and heritage beliefs are still important to the living Nyoongar people today."

### **ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**

### **RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

#### **Summary of Question by Kel Smith**

Spoke in relation to item SGS1210-10 - asked to obtain answers (yes or no) from the Mayor, Brad Pettitt, and the Chief Executive Officer, Graeme Mackenzie to the questions regarding the major changes proposed by the City to the "Approved" Esplanade Reserve Master Plan of 22 April 2009.

1. Does the city feel it fair and reasonable for all the Community to be given their say on these major changes to the green lungs of Fremantle by way of community consultation and not merely one workshop for skateboarders producing a design that does not take into account the other 99% of the park users who value the passive recreation available on the mound and surrounding green spaces?
2. Will the final design Plans be advertised in the media for public comment and submissions and a notice board placed in the council foyer and on the Esplanade Reserve for 40 days as per City of Fremantle Policies to keep the whole Community Informed?
3. When will these final Design Drawings be available for public comment?

*These questions were answered by the Director of Community Development at the meeting when the questions were asked. For the record, the Director's response is as follows:*

## **Answers**

*“The Director of Community Development advised there has been 4 widely advertised meetings, face to face, inviting all the residents from the City of Fremantle and surrounds to attend those meetings and workshops and advised many people did attend. The draft plans will also be available for the residents from Fremantle and surrounding areas for public comment. The Director of Community Development advised there were over 200 surveys received to the City of Fremantle in relation to the item.*

*The Contractors Convic will now take all the feedback conducted from the surveys and the workshops and will come back to Council with a final draft for Council comment and approval. No dates have been set however it will be shortly after Easter. The final draft will then be available for public comment for a period and the plans will available in a number of spaces, including the Esplanade and the City of Fremantle's website.”*

*Further information in response to the questions is provided as follows:*

*The council will consider the options provided by Convic at the ordinary council meeting to be held on 24 April 2013, following which further detailed design work will be required. Once that has been undertaken, council will again consider the design and if a Development Application is required, consultation will occur as required under the City's Planning Scheme.*



**Summary of Response from Chief Executive Officer, Graeme Mackenzie in relation to item SGS 1210 -10 - Questions 4-6.**

***Question 4 (The Mound) - Proposed demolition of the Mound which was saved by public submissions and Full Council Resolution at that time.***

- a) Did the Skate Plaza Workshops on the 18th and 19th January allow the public participants to be hoodwinked by Council, Council Staff, the Mayor, and Councillors present, into believing their specified statement that the mound would be safe and must stay in its present location as it was a highly sensitive issue with park users. Then, allow Skate Park Models to be produced knowing full well that the mound was not safe and would be demolished in other plans not shown at the workshop?

***Answer***

*The council resolution of October 2012, did exclude the mound from the area generally available for a youth plaza, but the following month in November 2012 the Council passed a further resolution as follows:*

- 1. Recognises the community value and practical amenity of the Esplanade mound and supports its retention through the Youth Activity & Skate Plaza design process; and*
- 2. Requests that an additional conceptual design is prepared for the Youth Activity & Skate Plaza that utilises and integrates the mound within the design.*

*Clearly the council intent in this resolution was to seek a design option that incorporates the mound. The November resolution was passed unanimously by council.*

- b) Was this misleading information allowed to happen knowing full well, that the Fremantle Councils original brief to Convic (in which Councillor Sullivan was heavily involved hence his walkout of the October 2012 Council Meeting which saved the mound) recommended removal of the mound and that a Skate Plaza Design Plan should be produced showing its intended demolition?

***Answer***

*The reason Councillor Sullivan left the meeting in October is for Councillor Sullivan to recall, not for anyone else to guess.*

***Question 5 (Skate Plaza Area Options 1 and 2) - The Proposed new Skate Park/Plaza Option 2 is now 10 times the area agreed by the public approved Master Plan.***

- a) Will the original Skate Park on the Master Plan be offered as a third option to the public?

***Answer***

*The public did not approve the Master Plan – the council did. The area for a skate park shown on the earlier master plan does not meet the vision of the council in providing a world class youth plaza.*

- b) Is the Council aware that Design Proposals Option 1 and Option 2 allowing a permanent structure of a minimum of 500 tonnes of grey concrete in approximately 3400 square metres of the green lungs of Fremantle may contravene its own policies and the Burra Charter regarding Permanent Structures on the Reserve?

**Answer**

*There is no contravention of the Burra Charter or conflict with the use of the Reserve.*

- c) Does Council conveniently consider that this mass concrete jungle up to 1.5metres in depth in places is a temporary or permanent structure?

**Answer**

*It is expected to be a structure that will provide facilities for the community for many years to come.*

**Question 6 - Historic Norfolk Pines**

- a) Is the Council aware that these proposed Convic Design Plans Option 1 and Option 2 in Particular, showing 500 tonne of concrete mass over 3,400 square metres will be detrimental to the health of Historic Norfolk Pines?
- b) Is the City ignoring its own policy regarding the health of these historic Norfolk Pines given that their own Arbor culturists Reports state that the shallow root feeder system is only 30 millimeters below the surface and within 30 metre radius of the trunk of the pines and is critical to their survival.
- c) Is the City aware that the Design Plans Option 2 show a 80 metre long concrete slab close up to the trunk of the 7 pines in a line from near the Children's Playground to the pumping station and installation of this slab will starve the feeder system of water, stress the Pines to the point they will probably die, or they will become so unstable on the South side, the prevailing winds of winter could topple them?

**Answer**

*The concepts being considered take account of, and adhere to, the Australian Standard for Protecting Trees on Development Sites (AS:4970-2009)*

- d) Does the city have details of the metered power of the Sky Wheel over the past 20 months?

**Answer**

*The total cost for electricity from the power box for 2012 is \$30,355. It should be noted that whilst the majority of the cost can reliably be attributed the wheel, this is a shared power source and therefore this does not represent cost for the sky wheel only. Separate power costs for the wheel only are not known.*

**PUBLIC QUESTION TIME**

**DISCLOSURES OF INTEREST BY MEMBERS**

**APPLICATIONS FOR LEAVE OF ABSENCE**

**PETITIONS / DEPUTATIONS / PRESENTATIONS**

**CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting of Council dated Wednesday 27 March 2013 be confirmed as a true and accurate record.

**ANNOUNCEMENTS BY THE MAYOR**

**QUESTIONS OR PERSONAL EXPLANATIONS BY MEMBERS**

**TABLED DOCUMENTS**

## TABLE OF CONTENTS

ITEM NO	SUBJECT	PAGE
<b>COMMITTEE REPORTS</b>		<b>1</b>
<b>PLANNING SERVICES COMMITTEE 3 APRIL 2013</b>		<b>1</b>
PSC1304-47	MARINE TERRACE NO 88 (LOT 3) FREMANTLE - RETROSPECTIVE PLANNING APPLICATION FOR UNAUTHORISED WORKS AND APPROVAL FOR CHANGES TO PREVIOUS APPROVAL (SS DA624/12)	1
PSC1304-49	SAT MATTER - CANTONMENT STREET NO 48-68 (LOT 201 AND STRATA LOT 40 ON LOT 202) REMOVAL OF TIMBER FLOORING FROM HERITAGE LISTED SITE	17
PSC1304-51	PROPOSED SCHEME AMENDMENT NO. 56 - NEW SCHEDULE 12 SUB AREA FOR 20 (LOT 1354) KNUTSFORD STREET, FREMANTLE - FINAL ADOPTION	26
<b>PLANNING SERVICES COMMITTEE 17 APRIL 2013</b>		<b>33</b>
PSC1304-58	CONSIDERATION OF REQUEST TO MODIFY LOCAL PLANNING POLICY 3.11 MCCABE STREET AREA, NORTH FREMANTLE HEIGHT OF NEW BUILDINGS	33
PSC1304-59	NOTICE OF MOTION - MAYOR BRAD PETTITT - 'PARKLETS' POLICY	39
<b>STRATEGIC AND GENERAL SERVICES COMMITTEE 10 APRIL 2013</b>		<b>44</b>
SGS1304-6	NOTICE OF MOTION BY MAYOR BRAD PETTITT - SOUTH FREMANTLE TIP SITE USES BY FREFARM AND AS A SOLAR FARM	44
SGS1304-2	FREMANTLE TOWN HALL AND VICTORIA HALL USAGE OPTIMISATION	49
SGS1304-3	SHITBOX RALLY - REQUEST FOR CARPARK 11	55
SGS1304-4	WILLIAM STREET CONTRA FLOW CYCLE LANES	58
SGS1304-5	SWAN RIVER FORESHORE DINGHY MANAGEMENT COMMUNITY CONSULTATION	61
SGS1304-7	CITY OF FREMANTLE DRAFT LOCAL BICYCLE PLAN 2013- 2017	68
<b>MOTIONS OF WHICH NOTICE HAS BEEN GIVEN</b>		<b>71</b>

<b>REPORTS BY THE MAYOR OR OFFICERS OF COUNCIL</b>	<b>71</b>
<b>STATUTORY COUNCIL ITEMS</b>	<b>71</b>
C1304-01 MONTHLY FINANCIAL REPORT-MARCH 2013	71
<b>COUNCIL ITEMS</b>	<b>74</b>
C1304-02 ADDITIONAL REPORT - SAT MATTER - CANTONMENT STREET NO 48-68 (LOT 201 AND STRATA LOT 40 ON LOT 202) REMOVAL OF TIMBER FLOORING FROM HERITAGE LISTED SITE (WOOLSTORES)	74
C1304-03 APPOINTMENT OF CANTONMENT HILL WORKING GROUP	77
C1304-04 INFORMATION REPORT - APRIL 2013	82
C1304-05 CONSIDERATION OF FULL POSTAL ELECTIONS FOR THE 2013 LOCAL GOVERNMENT ORDINARY ELECTIONS	84
C1304-06 ESPLANADE YOUTH PLAZA	87
C1304-07 STRATEGIC PLAN PROGRESS REPORT - MARCH 2013 - ITEM FOR OCM 240413.DOCX	91
<b>CONFIDENTIAL MATTERS</b>	<b>93</b>
<b>AGENDA ATTACHMENTS</b>	<b>1</b>
C1304-01 MONTHLY FINANCIAL REPORT-MARCH 2013	3
C1304-03 APPOINTMENT OF CANTONMENT HILL WORKING GROUP	11
C1304-04 INFORMATION REPORT - APRIL 2013	19
C1304-05 CONSIDERATION OF FULL POSTAL ELECTIONS FOR THE 2013 LOCAL GOVERNMENT ORDINARY ELECTIONS	31
C1304-06 ESPLANADE YOUTH PLAZA	33
<b>CLOSURE OF MEETING</b>	

**COMMITTEE REPORTS**

**PLANNING SERVICES COMMITTEE 3 APRIL 2013**

**PSC1304-47 MARINE TERRACE NO 88 (LOT 3) FREMANTLE - RETROSPECTIVE PLANNING APPLICATION FOR UNAUTHORISED WORKS AND APPROVAL FOR CHANGES TO PREVIOUS APPROVAL (SS DA624/12)**

**DataWorks Reference:** 059/002  
**Disclosure of Interest:** Nil  
**Meeting Date:** 3 April 2013  
**Responsible Officer:** Manager Statutory Planning  
**Actioning Officer:** Coordinator Planning Mediation  
**Decision Making Level:** Planning Services Committee  
**Previous Item Number/s:** PSC1002-17 (3 March 2010)  
**Attachment 1:** Planning submission - applicant  
**Attachment 2:** Copy of submissions  
**Attachment 3:** Applicants response to submissions  
**Attachment 4:** City's schedule of identified changes – March 2013  
**Attachment 5:** Relevant Site photographs  
**Date Received:** 4 January 2013  
**Owner Name:** Abigail Santos  
**Submitted by:** Urbanism  
**Zoning:** MRS: Urban  
 LPS4: Mixed Use  
**Heritage Listing:** Nil  
**Existing Landuse:** Office/Short Stay Dwelling/Multiple Dwellings (Under construction)  
**Use Class:** Office, Tourist Accommodation and Multiple Dwellings  
**Use Permissibility:** Office (P) Tourist Accommodation (A) Multiple Dwellings (A)



## **EXECUTIVE SUMMARY**

The application for retrospective planning approval is submitted to the Planning Services Committee as the planning application involves retrospective approval for works that have been undertaken, which were the subject of a Written Direction Notice (the Notice).

Planning approval was granted in 2010 for a three storey mixed use development at No. 88 Marine Terrace (DA52/08). The owner obtained planning approval and commenced the construction of the development.

Following a complaint the City inspected the site and ascertained that works had been carried out contrary to the planning approval. A \$500 Planning Infringement and a Notice were issued to the owner in accordance with Local planning policy LPP 1.5 – Planning Compliance (LPP1.5). The Notice required certain parts of the development to be modified to accord with the 2010 planning approval or to seek retrospective planning approval.

On the 24 December 2012, a retrospective planning application was submitted for works that had been carried out without a planning approval and for proposed changes to the development.

Two submissions were received during the consultation period, which expressed concerns in relation to the changes, in particular, the matter of privacy.

There have been some building works undertaken which, if had been submitted prior to the works being undertaken, would have met the performance criteria of the R-codes and as such, these changes are supported. There have been changes to the window type (from fixed obscure glazing to 1.65m to obscure glazed awning windows) which are not supported. Further, there is privacy screening that is proposed which is considered not to meet the condition of planning approval and these need to be modified prior to occupation. The change to the ground level street facade is not supported and changes are required.

It is recommended conditional approval be granted for some of the works with the Chief Executive Officer being authorised to undertake legal action for non-compliance with the Notice.

## **BACKGROUND**

The planning application for this site was originally lodged on the 24 January 2008. The application underwent various changes, intensive community consultation processes (including a City facilitated mediation session with the owner and various neighbours attending). The application was also the subject of the SAT Review process. The planning application was subsequently granted conditional planning under Section 31 of the SAT Act at the 3 March 2010 meeting of the PSC as shown below:

*That Council, in response to the request by the State Administrative Tribunal to review its decision under Section 31(1) of the State Administrative Tribunal Act 2004, sets aside its previous decision under Section 31(2)(c) of the State Administrative Tribunal Act and substitutes the following decision:*

1. *That the application be APPROVED under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the Mixed Use Development (Office, Tourist Accommodation and Multiple Dwellings) at No. 88 (Lot 3) Marine Terrace, South Fremantle, subject to the following condition(s):*
  - a) *The development hereby permitted shall take place in accordance with the approved plans dated 21 December 2009, and revised building/roof plan dated 22 February 2010 incorporating the conditions listed in this approval.*
  - b) *All storm water discharge shall be contained and disposed of on-site.*
  - c) *Prior to occupation, 80% solid surface area/obscured balustrading to a minimum height of 1.8m above floor level shall be provided to the northern, eastern and southern elevations of the proposed balconies in accordance with Clause 6.8.1 of the Residential Design Codes.*

A building licence was issued on the 20 December 2010 which allowed construction works to commence on the site. The development is getting close to practical completion.

On the 25 May 2012, the City investigated a complaint concerning the alleged unauthorised works being carried out on the site. The owner was advised of these concerns and on the 21 September 2012, the City received "as constructed drawing". These drawings were reviewed and the owner was advised of the various departures from the planning approval plans. Some of the works were consistent with the Building Licence, however, the owner had not sought to obtain planning approval for those changes prior to commencing works on the site.

On the 21 November 2012, a \$500 Planning Infringement Notice was issued and subsequently paid by the owner on the 13 February 2013.

On the 18 December 2012, the City issued a Notice to the owner of the site which required the following:

- 1) *Pursuant to section 214(3) of the Act the City directs the Parsons Group to modify the building to accord with the approved planning approval plans and conditions of approval as set out below:*
  - a) *Modify the recessed front ground floor office elevation to reflect the approved plans;*
  - b) *Modify the portion of the building on the second floor, between the Bedroom 1 WIR and the study, and the modified laundry, to accord with the approved plans;*
  - c) *Modify the kitchen wall to accord with the approved plans;*

*within four (4) months of the date of service of this Direction Notice upon you.*

**OR**

- 2) *Pursuant to Clause 8.4.1 of the Scheme you could make a retrospective application for the items listed in 1) of this Direction notice. This however will require the matter*



*to be resolved within four months and will include retrospective approval, changes as required or modification of the items should the retrospective approval be refused.*

The four month time period in relation to the Notice expires on the 18 April 2013.

The City received on the 24 December 2012 an application for retrospective Planning Approval for:

- The unauthorised changes to the building; and
- Approval to undertake changes to the approved plans or vary the conditions of approval.

On the 14 January 2013, additional information was received in relation to the screening material proposed to be used on the balconies.

## **DETAIL**

The existing development under construction on the site consists of:

- an office, service areas and undercroft parking area on the ground level;
- two short stay dwellings on the first floor level; and
- a single dwelling on the second floor level.

In response to the Notice, the applicant has submitted a detailed planning report that identifies the various changes to the approved planning approval plans, responds to the unauthorised changes and details proposed changes (refer to Attachment 1).

## **STATUTORY AND POLICY ASSESSMENT**

The application is subject to the provisions of the LPS4, the Residential Design Codes and *Local Planning Policy DGF29 – Suffolk Street to South Street Local Area*. The discretions being sought are set out in the Planning Comment section.

## **CONSULTATION**

The abutting property owners were advising in writing and provided a two week submission period on the planning application. The advertising period closed on the 30 January 2013. At the end of the submission period, there had been two submissions. The submission are attached to this report - refer to Attachment 2.

A copy of the submissions were forwarded to the applicant as set out in *Local Planning Policy LPP1.3 – Public notification of Planning Proposals*. A response to the submissions was received on the 15 February 2013 – refer to Attachment 3.

## **PLANNING COMMENT**

The site is still a construction site and occupation of the development has not yet occurred. Inspections of the site have revealed that some works have been undertaken, which do not accord with the planning approval. These areas of non-compliance will be discussed in the following section.

Following on from the site inspections, a table was compiled by the City in 2012 which identified the various unauthorised changes or where works had yet to be completed in accordance with the approved plans or conditions of approval. The list identified each change, an explanation of the issue relating to that change and a response to those changes. The list was provided to the applicant, who then provided a very detailed response to the changes (refer to Attachment 1). Attachment 4 contains an update on the list of identified changes and the City's proposed response to those changes based on a recent inspection.

There are some areas of the development that have not been completed in accordance with the approved plans or conditions of approval and as such, some of these areas do not become a compliance issues until occupation of the building occurs. The owner still has time me to ensure that the development is modified to accord with the relevant approvals.

#### **Comment on Item Numbers – Attachment 4**

##### Item Nos G1 and WE4-G – (existing change to design of building - ground floor elevation – office)

The planning approval plans showed that the ground floor level (south side) facing Marine Terrace would have a raised terrace, which would be accessible for the office through sliding doors. This part of the building has been modified so that it is now used as a service area, containing such items as fire hydrant, meter boxes and other plant equipment.

The following is an extract from the City's report presented to the August 2008 PSC meeting on the proposed facade treatment to Marine Terrace. The report assessed the development against the provisions of *Local Planning Policy DGF29 – Suffolk Street to South Street Local Area*:

##### *D.G.F29: Suffolk to South Streets Local Area*

...

*Development should contribute to the traditional streetscape and amenity including:*

- *orientation of openings, awnings, verandahs and balconies to street frontages;*
- *consistency in wall heights, roof pitches, building materials and colours;*
- *minimisation of overshadowing and overlooking of adjacent residential developments; and*
- *passive solar orientation and energy efficient building design principles.*

*The proposed development has major openings and balconies along the street frontage and .....*"

The front elevation has been adversely impacted by the provision of a service enclosure/space and the loss of the major opening/terrace to Marine Terrace to help activate the street. It is proposed to provide a powder coated louvered aluminium screen (approximately 2.4m high) to screen the service area. Two doors are proposed to provide access to the service space, although these are not permitted to open out onto the street. It has been argued in the submission that there are other spaces that provide activation of the street.

In discussions with the owner, it is proposed to re-align the Marine Terrace footpath to marry up with an adjoining footpath. This will create some space in front of the building where they are proposing to landscape this area, to help soften the building and reduce the impact of the service area.

The change to the elevation is a move away from the design that was originally approved. It is considered that the aluminium louvered screen option is not appropriate option. Therefore, this part of the application should not be approved as part of this application.

The non-acceptance of this option that has been presented, is likely to result in the applicant not being able to satisfy the Notice that has been issued. Therefore, the City, at the expiry of the time set out in the Notice, will undertake legal action in accordance with the provisions of LPP1.5

Separately, another alternative option should be canvassed to:

- Reduce the impact of the service area on the streetscape, and
- To provide surveillance of the street from the office.

This could include inserting a window within the recessed space as well as other design treatments to screen the services within this section of the building. This aspect would need to be the subject of a further application for planning approval.

Item No F2 and NE4 – F (existing change to window design - first floor - northern elevation)

The original planning approval plans showed that the northern windows to this space, which was an extension of the kitchen area, would be provided with fixed obscure glazing to 1.65m above floor level, to address the privacy provisions of the R-Codes. The internal floor layout has now been changed and the space would now be classified as a passageway, and therefore, based on the definitions within the R-codes, becomes a non-habitable space. Consequently, the privacy provisions of the R-Codes would not be applicable to these windows.

The approved windows were changed also during construction to awning windows, which could then allow a restricted downward view into the adjoining property. The adjoining property owner has provided photographs in his submission to highlight this concern (refer to Attachment 2). The applicant has responded to this issue by advising that they will restrict the opening of the window to 50mm to address the privacy issue, but would still allow ventilation into this space.

Having regard to the above, the City is recommending that the modified window design be accepted with the maximum opening for the window to be 50mm.

If the PSC is of the opinion that the departure from the design of these passageway windows should not be permitted, then a modification to the proposed condition A 4a) and 5 is required.

Item No F3 and EE4 – F and NE3 – F (existing screening to rear balcony of Unit 1 (short stay) - first floor)

The rear balcony of Unit 1 was to be provided with solid balustrading and privacy screens to a height of 1.8m above floor level. Privacy screening has been constructed to a height of 1.8m. It consists of solid balustrading and a metal panel with perforations. The City is of the opinion that the screening material that has been installed does not meet condition c) of the planning approval (refer to background section for condition c)) and should be modified to achieve a minimum of 80% solidness to achieve privacy. Therefore, the existing screening and the other areas where this type of material is proposed to be used, should be provided with an alternative treatment that achieves the intent of the condition and the areas with the existing screening is to be modified prior to the occupation of the development in order to satisfy condition c) of approval.

Item No F7 and SE4 – F (existing change to window design – southern side – first floor level)

There has been some minor modification to the floor layout of this area. Whilst there is no new planning issue, the window to the bedroom is similar to the window identified in Item No. F2 above. That is, the window has been changed from a fixed obscure glazed window to a height of 1.65m above floor level to an awning window.

When the window is open, it is possible to view into the rear courtyard of the adjoining residential property. Therefore, it is considered that the window should also be a fixed glazed window to a minimum height of 1.6m above the floor level, prior to occupation.

Item No S2 and NE2 – S (change to design of building – northern side – second floor level)

Under the assessment criteria of the Codes, the required setback of two sections of walls that are separated by a minimum distance of 4.0m between the two sections of wall can be calculated separately of each other. The approved space between these two sections of wall has been reduced from 4.0m to 2.67m.

The two sections of wall were approved a setback of 2.2m. By reducing the space between these sections of walls to 2.67m, the walls are required to be setback 3.1m from the boundary. The options open are to either

- a) *Grant retrospective approval under the Performance Criteria of DE 6.3.1 of the Codes*

The adjoining building is to the north of the development site is a heritage listed building and is single storey in height whereas this change has occurred at the third floor level. The minor change would not significantly impact the adjoining property to the north from overshadowing, direct sun or ventilation to the adjoining building, as compared to the previous approval. Privacy is not an issue from this level and it is considered that there is sufficient articulation within the building not to create a significant adverse impact due to the reduced distance (1.33m) between the two sections of wall. As such, it is considered that the variation meets the performance criteria of DE 6.3.1 and the unauthorised change could be supported.

- b) *Require the building to be modified to accord with the approved plans.*

This option would involve the issuing a Written Direction Notice requiring the building to be modified to accord with the approved plans. This option would be used if it was considered that the variation could or should not be supported. Such a process would be open to the SAT review process. SAT would assess whether the Notice should be enforced having regard to various criteria it is likely to consider when making a decision on this matter. SAT is likely to consider such matters as:

- a) *Whether it is in the public interest of the proper and orderly development and use of land that the applicable law(s) should generally be complied with;*
- b) *The impact of the contravention of the law on the affected locality and environment. This includes a consideration of whether the breach complained of is purely technical in nature which is unnoticeable other than to a person well versed in the relevant law;*
- c) *The expense and inconvenience which would be involved in remedying the contravention of the law; and*
- d) *The extent of amenity impact the contravention may have on adjoining properties and the locality.*

It is considered unlikely that the general public would identify an issue with the two sections of wall being closer together than 4.0m. Further, it is considered minimal what benefit would be achieved to the adjoining property if the third level was modified to create the 4.0m setback distance between the two sections of building.

On balance, it is considered that as the unauthorised works would meet the performance criteria of DE 6.3.1, no further action be taken in relation to this aspect of the development.

Item No S3 and NE1 (change to design of building – northern elevation – second floor level)

The eastern end of the northern side of the third level has been modified. The change has resulted in a small area of building floor space (1 sq m x 1 sq m), being re-shaped so that it is now 0.5 in depth and 2m in length.

Similar to the comments made in the preceding section, the changes are not readily identifiable and are not likely to have significant adverse impact on the adjoining northern property, and as such, the variation is supported.

Item No S6 and SE1 – S (change to design of building – southern elevation – second floor level)

The length of this wall has increased in length by approximately 0.5m and 0.4sq m in area. The increase in length is sufficient to require a greater setback. The length of wall was approved at a setback of 1.2m, whereas a setback of 1.7m was required. The additional length would require a 1.9m setback.

The variation was supported on the basis that this section of the building is located against the property at No. 90 Marine Terrace, which is a two storey commercial building that incorporates a boundary wall. The increase in length is considered to be a minor variation and will not impact on the adjoining commercial building, this variation is supported.

Item No NE2 – S – (change in window design – northern elevation – second floor level)

The comments for this are similar to those on Item No. F2. This involves a window change for a fixed obscured glazed window to an awning window with obscure glazing. In this instance, the window is to a study.

On balance, it is considered that the awning windows should be fixed obscure glazed windows to protect the amenity of the adjoining property owner. This window needs to be modified prior to occupation.

Item No EE2 – S (screening details for rear balcony – eastern elevation - second floor level – single dwelling)

During the consultation process, it was agreed by the applicant to provide screening to a height of 1.8m rather than the 1.65m under the R-codes. Condition c) of Planning Approval states the following:

*Prior to occupation, 80% solid surface area/obscured balustrading to a minimum height of 1.8m above floor level shall be provided to the northern, eastern and southern elevations of the proposed balconies in accordance with Clause 6.8.1 of the Residential Design Codes.*

The screening has yet to be provided and the applicant has until occupation of the building to ensure that the condition is met.

The applicant has provided a photograph of screening that they are proposing, as well as suggesting horizontal louvers as an option, although no horizontal louver design has been submitted.

The mediation process, undertaken as part of the 2008 approval process, resulted in the plans being supported on the basis that the height of the screens would be 1.8m in height, as well as the screens being designed to provide privacy. The notes on the plans indicate that the privacy screen parts of the balcony were to be “fixed obscure privacy screens”. No detail was provided, although the condition requires the privacy matter to be addressed. There is some landscaping on the adjoining site that will provide a level of screening, although there are gaps that allow viewing from the balcony into the rear of the site at this stage.

If Council is satisfied with the condition, then it can require the applicant to submit more detail in relation to the screening. The existing screening at the next level down does not provide protection of privacy to the adjoin property owners. The screens need to be less open in the material to be used.

It is recommended that the applicant be required to provide more detail for approval by the CEO, demonstrating that the screening material to be used, satisfies the requirement of condition c). Should Council determine that the use of vertical screening is an option, then the decision should be tailored to allow for consideration of horizontal louvers in this instance.

**COMMENTS ON SUBMISSIONS**

The following comments are made in relation to the submissions;

### **Changes to window types**

Concern has been expressed that the change to awning windows does not provide privacy nor support the consultation process that occurred when the application was initially considered by Council. It has been recommended that the awning windows not be accepted that the windows be modified to have fixed obscure glazing as originally proposed.

### **Balcony heights and screening**

The original planning approval showed solid balustrading on the rear balconies to approximately 0.9m in height with fixed obscure screening up to 1.8m in height. The works that have been undertaken have increased the height of the solid balustrading between 1.39m and 1.8m in height, with screening to be provided on top of the solid balustrading to take it up to 1.8m in height.

The recent inspection of the building has revealed that the screening has not been installed on all balconies. Where the screening has been provided, the City is not satisfied with the material used, and is seeking to require compliance with the intent of the R-codes and the planning approval in the use of screening material to provide privacy to the adjoining residential properties.

### **Overlooking of the front yard of No. 86 Marine Terrace**

The concern is that the front yard can be overlooked at the front of the property. The privacy provisions of the R-codes are specific that front courtyards are not subject to the privacy provisions as they are considered to be part of the public realm.

### **Change from planter to balcony – southern side, second floor level**

The proposal originally showed a planter area on the southern side of the building at the second floor level. The space was originally to be used as a planter with a glass screen wall height of 1.8m. Details in the applicants submission indicates that a planter will be provided against the 1.8m high screen wall (predominately solid with a metal screening panel on top) to the southern side of this area. Such a change in use, having regard to the height of the privacy screening, does not introduce any new planning issues and as such is considered acceptable.

### **CONCLUSION**

The owner has undertaken works which has resulted in some departures from the approved plans. Some of the changes do not create new planning issues nor do they adversely impact on the adjoining property owners. There are other areas of the development where the PSC is required to make a discretionary decision as outlined above.

There are still other parts of the development that still need to be addressed, such as the construction of approved privacy screens, however, these do not become a planning

compliance matter unless the building is occupied and these screens have not been provided in accordance with approved plans. The site will be continued to be monitored to ensure that the development is completed in accordance with the approved plans and conditions of approval.

In terms of the Notice that has been issued, the owner is required to have satisfied the terms of that Notice by the 18 April 2013. Should the owner not comply with the Notice, then the City is required to immediately take this matter to Court for non-compliance with the Notice, based on the provisions of LPP1.5. Council has the discretion to determine whether or not to enforce the Notice, defer action on the Notice or amend the Notice to provide the owner more time to comply with the Notice. The City is supporting parts 1) b) and c) of the Notice, but not 1)a). Consequently, the City will undertake legal action after the 18 April 2013 if the owner has not modified the recessed front ground floor office elevation to reflect the approved plans, as set out in the Notice.

In relation to the other matters, the development has not been occupied, therefore, the owner has time to rectify any areas or undertake works that are consistent with this approval. If occupation of the building occurs and the development is not in accordance with the relevant approval, the City can proceed to undertaken further legal action.



## OFFICER'S RECOMMENDATION

- A That the application for retrospective planning approval be APPROVED under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the changes to the development under construction at No. 88 (Lot 3), Marine Terrace, Fremantle, as detailed on plans dated 24 December 2012, subject to the following condition(s):
1. This approval relates only to the development as indicated on the approved plans, dated 24 December 2012, with the exception of the unauthorised modifications to the recessed front ground floor office, which is excluded from this approval.
  2. The 1.8m high privacy screening to all balconies as shown on the approved plans are to have openings not wider than 5cm and with a maximum of 20% perforated surface area to a minimum height of 1.80 metres above the floor level, details of which is required to be submitted for approval by the Chief Executive Officer.
  3. The existing awning windows are not permitted to remain and are required to be replaced with fixed obscure glazing to 1.6m in height above floor level to the following rooms/spaces in the following locations:
    - a) The existing windows that face into the northern light well at the first floor level, with the exception of the windows to the passageway;
    - b) the existing second floor level study window facing into the northern light;
    - c) The existing window to bedroom 4 of Unit 3 at the first floor level; and
    - d) The existing window to Guest bedroom 2 of unit 3 on the second floor level.
  4. The windows to the passageway referred to in condition 3b) above are to openable to a maximum depth of 50mm.
  5. The privacy screening and window modifications required by conditions 2 and 3 above are required to be completed and maintained to the satisfaction of the Chief Executive Officer prior to occupation of any part of the development.
- B The applicant be advised that the existing and proposed 1.8m high balcony privacy screening that incorporates perforated metal panels do not meet the requirements of condition 2 of this approval as they incorporate a surface area that is more than 20% permeable.
- C That at the expiry of the four month time period set out in the Written Direction notice issued on the 18 December 2012 (18 April 2013), if the recessed front ground floor office portion of the building has not been modified to accord with the original planning approval (DA52/08), the Chief Executive is authorised to undertake legal action as set out in Local Planning Policy 1.5 – Planning Compliance.
- D In the event that the privacy screening and window modifications as outlined in this approval are not completed prior to occupation, the Chief Executive Officer is authorised to undertake legal action as set out in Local Planning Policy 1.5 – Planning Compliance.

**Cr J Wilson MOVED an amendment to the Officer's Recommendation to amend the wording of condition 2:**

2. Details of the solid 1.8m high privacy screening to all balconies as shown on the approved plans is required to be submitted for approval by the Chief Executive Officer.

**CARRIED: 7/0**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**Cr I Waltham MOVED an amendment to the Officer's Recommendation to delete condition 4 and amend condition 3) a) to delete the words 'with the exception of the windows to the passageway;' so the condition reads as follows:**

- 3)a) The existing windows that face into the northern light well at the first floor level;

**CARRIED: 7/0**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**Cr R Fittock MOVED an amendment to the Officer's Recommendation to amend advice note B to delete the words 'as they incorporate a surface area that is more than 20% permeable.', so the advice note reads as follows:**

- B. The applicant be advised that the existing and proposed 1.8m high balcony privacy screening that incorporates perforated metal panels do not meet the requirements of condition 2 of this approval.

**CARRIED: 7/0**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton	

Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	
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**Cr A Sullivan MOVED an amendment to part C of the Officer's Recommendation to add the wording shown in italics:**

- C. That at the expiry of the four month time period set out in the Written Direction notice issued on the 18 December 2012 (18 April 2013), if the recessed front ground floor office portion of the building has not been modified to accord with the original planning approval (DA52/08), the Chief Executive is authorised to undertake legal action as set out in Local Planning Policy 1.5 – Planning Compliance, *after 18 May 2013.*

**CARRIED: 7/0**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**COMMITTEE RECOMMENDATION:**

**MOVED: Cr A Sullivan**

- A** That the application for retrospective planning approval be **APPROVED** under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the changes to the development under construction at No. 88 (Lot 3), Marine Terrace, Fremantle, as detailed on plans dated 24 December 2012, subject to the following condition(s):
1. This approval relates only to the development as indicated on the approved plans, dated 24 December 2012, with the exception of the unauthorised modifications to the recessed front ground floor office, which is excluded from this approval.
  2. *Details of the solid 1.8m high privacy screening to all balconies as shown on the approved plans is required to be submitted for approval by the Chief Executive Officer.*
  3. The existing awning windows are not permitted to remain and are required to be replaced with fixed obscure glazing to 1.6m in height above floor level to the following rooms/spaces in the following locations:
    - a) *The existing windows that face into the northern light well at the first floor level;*
    - b) the existing second floor level study window facing into the northern light;
    - c) The existing window to bedroom 4 of Unit 3 at the first floor level; and
    - d) The existing window to Guest bedroom 2 of unit 3 on the second floor level.
  4. The privacy screening and window modifications required by conditions 2 and 3 above are required to be completed and maintained to the satisfaction of the Chief Executive Officer prior to occupation of any part of the development.
- B.** *The applicant be advised that the existing and proposed 1.8m high balcony privacy screening that incorporates perforated metal panels do not meet the requirements of condition 2 of this approval.*
- C.** That at the expiry of the four month time period set out in the Written Direction notice issued on the 18 December 2012 (18 April 2013), if the recessed front ground floor office portion of the building has not been modified to accord with the original planning approval (DA52/08), the Chief Executive is authorised to undertake legal action as set out in Local Planning Policy 1.5 – Planning Compliance, *after 18 May 2013.*
- D** In the event that the privacy screening and window modifications as outlined in this approval are not completed prior to occupation, the Chief Executive Officer is authorised to undertake legal action as set out in Local Planning Policy 1.5 – Planning Compliance.

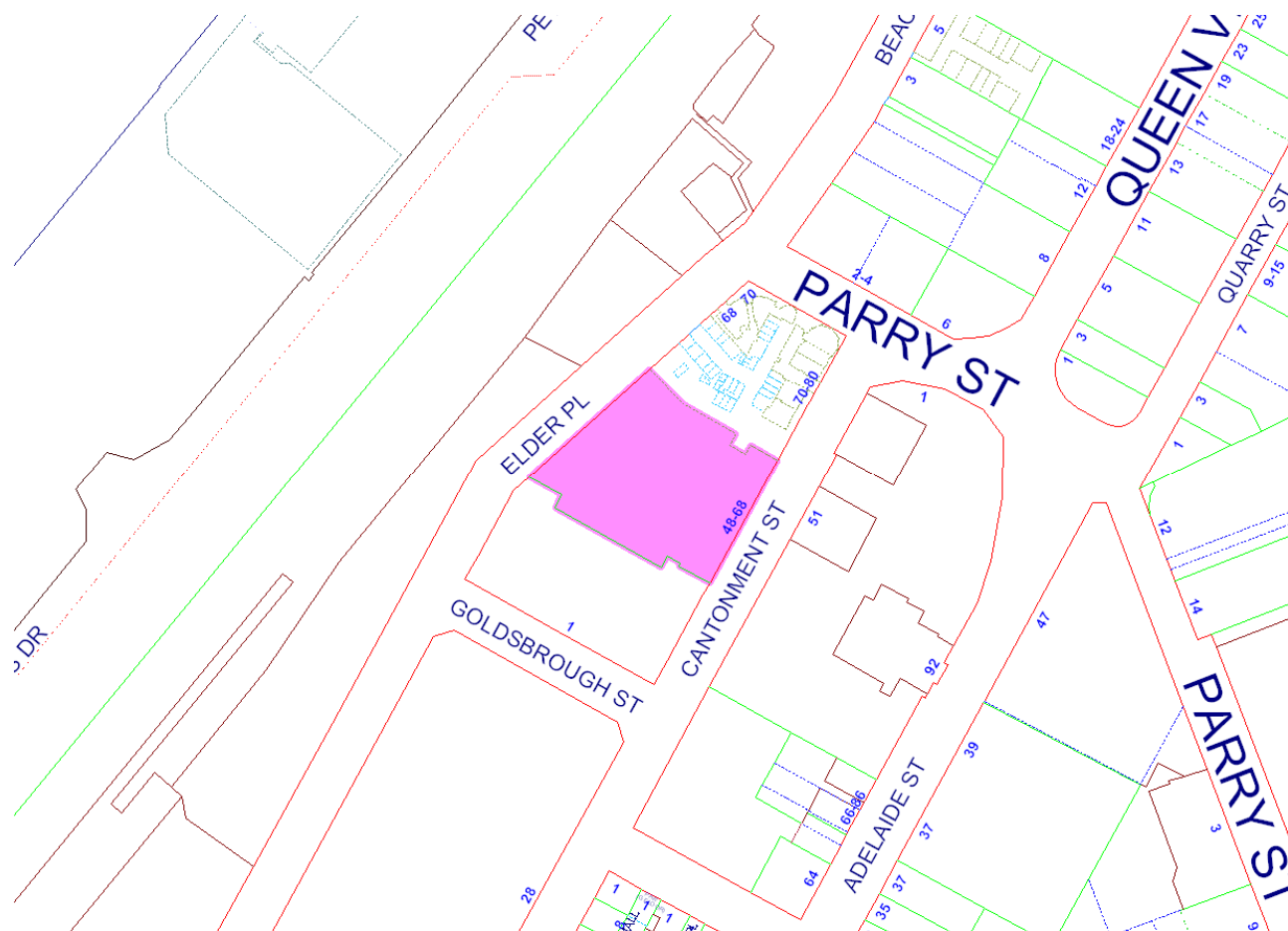
**CARRIED: 7/0**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**Cr J Wilson requested the item be referred to the Ordinary Meeting of Council.  
Seconded by Cr A Sullivan.**

**PSC1304-49 SAT MATTER - CANTONMENT STREET NO 48-68 (LOT 201 AND STRATA LOT 40 ON LOT 202) REMOVAL OF TIMBER FLOORING FROM HERITAGE LISTED SITE**

**DataWorks Reference:** 059/002  
**Disclosure of Interest:** Nil  
**Responsible Officer:** Manager Statutory Planning  
**Actioning Officer:** Coordinator Planning Mediation  
**Date of Meeting:** 3 April 2013  
**Decision Making Level:** Planning Services Committee  
**Previous Item Number/s:** PSC 1203-29 (7 March 2012)  
**Attachment 1:** Copy of Written Direction Notice  
**Attachment 2:** 7 March 2012 PSC Report  
**Owner Name:** MMAGS  
**Submitted by:** N/A  
**Scheme:** City Centre  
**Heritage Listing:** Heritage List – Local Planning Scheme No. 4  
MHI Management Category 2  
**Existing Landuse:** Vacant Building



## **EXECUTIVE SUMMARY**

The matter is referred to the Planning Services Committee (PSC) as Section 26 of the State Administrative Tribunal Act 2004 (the Act), permits Council, with the agreement of both the appellant and the respondent, to re-consider its previous decision to serve a Written Direction Notice (the Notice) requiring the removed timber flooring and joists to be re-instated at the Woolstores building. This matter is still within the mediation process of the SAT process.

The City commenced action against the owners of the site due to the unauthorised removal of timber flooring and joists within the building by:

- Issuing a Written Direction Notice (the Notice) under Section 214 of the Planning and Development Act (the P&D Act); and
- Instituting legal action under Section 218 of the P&D Act.

The owners requested the State Administrative Tribunal (SAT) to Review the Notice that was issued to re-instate the timber flooring and joists that were removed. The legal action was commenced, but has been placed on hold while the Notice is resolved through the SAT process.

As a consequence of the SAT mediation process, a draft Deed has been prepared and submitted to Council for consideration under Section 26 of the SAT Act. The draft Deed seeks:

- To vary the content of the Notice by allowing the owners to store and maintain the returned timber under specific conditions until it is needed in any re-development proposal for the site in lieu of re-instating only the useable timber flooring and joists/beams; and
- The withdrawal of the legal proceedings and for each party to bear their own costs.

The matters of the Notice and legal action are two completely different actions.

A copy of the Notice is attached to the Report (Attachment 1)

The City is concerned that there is still potentially a significant amount of timber that has not been returned and should be returned to the building. Therefore, on this basis, it is recommended that the SAT be advised that the Deed is not supported.

## **BACKGROUND**

During December 2011, the City received a complaint that timber had been removed from the 1950s Woolstores building and re-located to another site. The City inspected the site in December 2011 and established:

- That it was visible that there was fresh cuts to the end of certain in-situ timber joists at the first floor level;
- The flooring to the first floor level appeared to have been removed; and
- There was some flooring and other timbers that were in piles on the ground floor level; and
- Existing timber beams with fresh saw cuts were stacked on the ground floor level.

The City, through its solicitors, wrote to the owners of the site on the 5 January 2012 requesting an explanation of the works undertaken. An interim response was received on the 11 January 2012 advising that a further response would be provided in the week commencing the 16 January 2012. The City's solicitors wrote again on the 31 January 2012 seeking a final response to its letter, which it received on the 1 February 2012.

The response received by the City on the 1 February 2012 confirmed that a section of floor joists and timber boards had been cut from the 1950s building. Further, the City was advised that a portion of the timber removed was found to be rotten and was piled onsite. The removal of this rotten timber was raised as an issue by the owner, as it was considered that this material had the potential to be a hazard, which the owners would then seek guidance from the City on.

It was also confirmed in that letter that the:

- (i) sound beams had been stacked and stored onsite; and
- (ii) sound floorboards were removed from the site and placed into storage, but would be returned to the site in the week commencing the 6 February 2012.

The solicitors representing the owners also advised that no further timbers had been cut nor would they be cut without the client making application for the appropriate planning application to the Fremantle City Council.

The City received a letter dated the 16 February 2012 confirming the return of timber flooring that had been stored offsite. An inspection of the site occurred on the 23 February 2012.

At its 7 March 2012 meeting, the Planning Services Committee resolved as follows:

*That Council, having regard to the unauthorised removal of timber flooring and joists from No. 48-68 Cantonment Street, which is a building that is on the Heritage List of Local Planning Scheme No. 4, authorises the Chief Executive Officer to commence the following actions against the owners of the site:*

- 1) *Take legal action against the owners for a breach of Clause 8.1 of Local Planning Scheme No. 4; and*
- 2) *A Written Direction Notice be issued requiring the owners to restore the land as nearly as practicable to its condition immediately before the development started, to the satisfaction of the Chief Executive Officer.*

The City commenced legal action and issued the Notice.

The owners requested the SAT to review the decision of the Local Authority in relation to the Notice. The matter was the subject of the SAT mediation process and at an onsite mediation hearing was held on the 24 August 2012. The SAT on-site mediation session was attended by the owner's representatives, solicitors representing the owners and the City, Cr Sullivan, City staff and the SAT mediator. Through the mediation process, the parties agreed to develop a draft Deed of Agreement for consideration by Council on the matter of the returned timbers and the legal action. The Deed was developed over a period of time.



In relation to the legal action, this has been held in abeyance by the court depending upon the outcome of the re-consideration of the Notice by Council.

## **STATUTORY AND POLICY ASSESSMENT**

The matter is the subject of a review under the State Administrative Tribunal Act 2004. At this point, the matter is in mediation and consequently, the matter is dealt with on a “without prejudice” basis.

Section 26 of the Act states the following:

### *26. Restriction on powers of decision-maker after review commenced*

*After the commencement of a proceeding for the review of a decision the decision-maker cannot —*

- (a) vary the decision; or*
  - (b) set aside the decision and substitute its new decision,*
- unless —*
- (c) that is permitted by the enabling Act;*
  - (d) the parties to the proceeding consent; or*
  - (e) the decision-maker is invited under section 31 to reconsider the decision.*

## **DETAILS**

In response to the Notice to the applicant advising that the removed timbers were to be returned and re-instated, a request for a Review of the Notice was submitted to the SAT. The matter is still subject to the SAT mediation process. As a consequence of this process, the applicant has submitted:

- A draft Minute of Consent that seeks to amend part b) of the Section 214 Notice to permit the requirements of the draft Deed to apply, rather than the re-instatement of the returned timbers;
- A draft Deed that seeks to permit the owners to record, protect and store the returned timbers onsite, in accordance with specific requirements as set out in the Deed; and
- Withdrawal of the Section 218 prosecution.

The draft Deed includes a requirement that the owner is to prepare a Preservation Report on the timbers for the approval by the CEO within 14 days of the signing of the Deed, and then to prepare regular reports on the condition of the returned timbers and to ensure that the timbers are stored and looked after until they are used in any development proposal for the site.

Removal of timber can only occur in an emergency or with the approval of the CEO and remain in force until such time as the timbers are required to be used within the building.

On the basis that the returned timber was:

- stored in a safe way,
- inspected on a regular basis; and
- available for re-use in any development proposal for the site;

it was proposed by the applicant that the:

- Deed of Agreement satisfied the intent of the Notice, in that the timber that had been removed, was stored in a safe place on the site; and
- That withdrawal of the legal action occur with both parties being responsible for their own costs

## PLANNING COMMENT

The following comments are made concerning the two actions that have been undertaken in relation to the alleged breach of LPS4:

### Written Direction Notice – re-instatement of removed timbers

The Notice sought to require the applicant to return all the timbers that had been removed from the site and to reinstate them. It was put that some:

- of the timbers had rotted and were no longer suitable for use,
- could not be returned and no explanation was given; and
- could be returned, which were now stored on the site.

It was also put forward at the on-site meeting that a re-development of the site would result in timbers having to be removed to allow for the provision of lifts, ducting etc. Therefore, it was proposed that it would be more appropriate to store the timbers on-site and for there to be regular inspections and a maintenance program developed to ensure that the returned timbers were protected until such time as they could be used in any development proposal for the site. The draft Deed seeks to put this regime in place.

The content of the draft Deed has been developed with the assistance the City's Heritage Architect and a timber industry representative on the best way to store and maintain the timber. This includes dealing with such matters as the method for removal of the nails within the timber, termites, moisture and ultraviolet light.

The proposed response to the Notice is not in accordance with the Notice and as such is referred to Council for consideration.

### Estimated removed/returned timber flooring and joists/beams

The 7 March 2012 report estimated that 7 bays of timber joists had been removed. If the flooring and joists had been removed over the area where the timber had been removed, the area could be up to approximately 13 bays. The following is a summary of the estimates provided by the applicant and the City in relation to the timber flooring and the timber joists at the first floor level.

<b>Flooring</b>	<b>City</b>	<b>Applicant</b>
<b>First Floor – number of bays</b>	<b>7 bays to 13 Bays</b>	<b>10 Bays</b>
Estimated timber floor area cut away	137 sq m to 255 sq m	60 sq m
Estimated timber flooring area returned in good condition	21 sq m	30 sq m

Estimated on-site timber flooring in poor condition	30 sq m	30 sq m
*Estimated total area of returned timber flooring on-site	51 sq m	60 sq m
* Percentage of returned timber flooring on-site	20% to 37%	100%

\* “Returned timber” means the returned timber that had been stored off-site and the timber in poor condition on the development site

The City’s assessment for 13 bays has been based on plans received during 2007 (DA199/05) and that there have been no planning approvals issued for the removal of any timber flooring or joists. The 7 bays has been used based on the timber cuts to the extant timber joists.

<b>Timber joists (Approximately 4.0m lengths)</b>	<b>City</b>	<b>Applicant</b>
<b>First Floor – Number of bays</b>	<b>13 Bays</b>	<b>Approx 9 bays</b>
Estimated timber joist cut away	104	76
Estimated timber joists on site	83	76
Percentage of timber joists on the site	96%	100%

The City was also aware that timber joists had been removed from the third floor level of the site following a complaint from a member of the public, but could not determine the extent of any removal. A company representative, when questioned over this matter, confirmed that 15 timber joists beams (approximately 8-9m in length) had been removed from the third floor level.

Options open to Council include:

a) Require compliance with the existing Notice

If the draft Deed is not accepted on this aspect, the Notice will require the owner to:

- i) return all the removed timber;
- ii) establish a method of re-instating the timbers, due to the length of the beams being shortened when they were cut into shorter sections; and
- iii) undertake the work to re-instate the timbers.

If the owner finds this option unacceptable, they could seek to have the matter moved from the SAT Mediation process to a Final Hearing on the content of the Notice. SAT would ultimately determine the final form of the Notice.

The outcome from the Final Hearing process could lead to the content of the Notice remaining unchanged or similar to the content of the draft Deed.

b) Acceptance of the Deed

If Council accepts the mediated outcome as presented, the existing Notice would be varied by the draft Consent Orders, the Deed would become effective from the Date of signing and the applicant would then need to satisfy the content of the Deed. Failure to comply allows the City to commence action against the owner for the breach of the Deed.

Conclusion

The Woolstores building has not been protected from the weather due to a lack of regular maintenance. The weather, especially the rain, has impacted on the condition of the timbers within this section of the building. The owners, in recent times, have undertaken works to assist in weather protecting the building as a consequence of action taken by the City under the Local Government Act.

Any proposal to develop the site would require a thorough inspection of the existing timber beams and flooring to determine whether they would be acceptable for re-use in any adaptation of the building. It is unknown at this stage, how much of the in-situ timber beams and flooring could be used in a proposal to re-use the existing building.

The City is of the view that the amount of timber removed/returned is very small based on the information above. It is considered that all the removed timber should be returned to the site and then the details of storing and maintaining the timber could then be considered.

Therefore, it is recommended that the option a) be adopted.

### **Legal Action – Section 218 Prosecution**

The City commenced legal action in the Fremantle Local Courts over the alleged breach of LPS4 through section 218 of the P&D Act. This action has been placed on hold as a consequence of the request for Review of the Notice by SAT.

The draft Deed seeks to draw in together the proposed amendment to the Notice and withdrawal of the Section 218 prosecution on the basis of the Deed proposed by the owners. Council could:

#### a) Agree to the Deed – withdrawal of the proceedings

If Council agrees to the draft Deed in its current form, then the legal proceedings for breaching LPS4 will then cease. Further, the owner would then need to meet the obligations of the Deed once signed, to maintain the existing timber flooring/joists that have been returned to-date.

#### b) Agree to Deed subject to removal of the section of the draft Deed concerning the City's withdrawal from the Section 218 prosecution action

Council could agree to the draft Deed subject to the removal of the section "agreeing to withdrawal from the legal proceedings". The owner would then determine what course of action they would wish to take, which could include:

- i) accepting the draft Deed with the change and defending the Section 218 prosecution in the Local Courts;
- ii) accepting the draft Deed with the change and not contesting the Section 218 prosecution in the Local Courts; or
- iii) withdrawing from the SAT process, re-instating the removed timber and contesting/not contesting the Section 218 prosecution action.

#### c) Not agree to draft Deed

It the draft Deed was not supported, then the next course of action would then be determined through the SAT process in relation to the Notice. Once that matter is resolved, then the City could take the prosecution matter further.

## **CONCLUSION**

The Notice was issued to obtain the return of all removed timber. Based on the estimates, there appears to be still a significant amount of timber that has not been returned. Council needs to determine whether it wishes to continue to seek the return of all the removed timber.

The action undertaken under Section 218 on the P & D Act was instigated on the basis of a Council resolution that related to the unauthorised removal of the timber from within a building on the City's heritage list. From the evidence and discussions with the City's solicitors, there is a strong likelihood that a prosecution could be achieved.

Based on the discussion above, the officers recommend that the PSC:

- not agree to the draft Deed at this stage;
- seeks the return of all removed timber; and
- authorise the continuation of the legal proceedings under Section 218 of the Planning and Development Act for the unauthorised removal of timber from a heritage listed building, as soon as practical.

**COMMITTEE AND OFFICER’S RECOMMENDATION**

**Cr A Sullivan MOVED Part A of the Officer’s Recommendation**

**A That Council, having regard to Section 26(a) and (b) of the State Administrative Tribunal Act 2004, advise the State Administrative Tribunal that it does not agree to the draft Deed, as the City is of the view that there is still a significant amount of timber that has yet to be returned and the Council is not yet satisfied that sufficient explanation for this has been provided, and;**

**CARRIED: 6/1**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie	Cr Andrew Sullivan

**Cr A Sullivan MOVED Part B of the Officer’s Recommendation**

**B That Council authorises the Chief Executive Office to continue with the legal proceedings under Section 218 of the Planning and Development Act for the unauthorised works as soon as practical.**

**CARRIED: 5/2**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham	Cr Andrew Sullivan Cr Bill Massie

**Cr A Sullivan requested the item be referred to the Ordinary Meeting of Council. Seconded by Cr R Fittock.**

**PSC1304-51 PROPOSED SCHEME AMENDMENT NO. 56 - NEW SCHEDULE 12 SUB AREA FOR 20 (LOT 1354) KNUTSFORD STREET, FREMANTLE - FINAL ADOPTION**

**DataWorks Reference:** 218/062  
**Disclosure of Interest:** Nil  
**Meeting Date:** 3 April 2013  
**Responsible Officer:** Manager Statutory Planning  
**Actioning Officer:** Strategic Planning Officer  
**Decision Making Level:** Council  
**Previous Item Number/s:** PSC1211-176 - 28 November 2012  
**Attachments:** Schedule of Submissions



**EXECUTIVE SUMMARY**

The purpose of this report is to recommend to Council final adoption of Amendment No. 56 to the City’s Local Planning Scheme No. 4 (LPS4) , relating to No. 20 (Lot 1354) Knutsford Street, Fremantle.

The scheme amendment introduces a new sub area into LPS4 Schedule 12, Local Planning Area 2 – Fremantle, for the site known as No. 20 (Lot 1354) Knutsford Street, Fremantle. The proposed new sub area will permit a broader range of working from home uses and a modified maximum building height provision to allow for concealed roof types.

The amendment was placed out for public comment and three submissions were received. One submission raised concerns over traffic in the area and two stated no objection.

Since initiation of the amendment another of the City's Scheme amendments (Scheme Amendment No. 51) has been gazetted (7 December 2012). This Scheme amendment introduced sub area 3 into Schedule 12 of LPS4 for Local Planning Area 2 – Fremantle. Accordingly this Scheme amendment will be renumbered to sub area 4 under Local Planning Area 2 – Fremantle.

Therefore, it is recommended that Council resolves to adopt the amendment to the City's LPS4 with the above minor modification to the sub-area numbering.

## **BACKGROUND**

At its ordinary meeting of Council, 28 November 2012, Council adopted Scheme Amendment No. 56, new Schedule 12 sub area & requirements for 20 (Lot 1354) Knutsford Street, for public comment.

For further background information please see the initiation report on Scheme Amendment No. 56 in the ordinary meeting of Council minutes 28 November 2012 (PSC1211-176).

## **CONSULTATION**

Following referral from the Environmental Protection Authority, advertising of the scheme amendment was undertaken in accordance with regulation 25(2) of the Town Planning Regulations 1967. The proposed scheme amendment was advertised for comment from 29 January 2013 to 15 March 2013, with advertisements being placed in the Fremantle Gazette for two consecutive weeks and West Australian newspaper for one week.

Owners and occupiers within a 100 metre radius of 20 Knutsford Street were notified along with the City's precinct groups, utility companies, and key agencies. Copies of the amendment and policy documents were made available for viewing at the Service and Information counter at the Town Hall Centre and on the City's website.

Three submissions were received (refer to Attachment 1 – schedule of submissions for further information). Two submissions raised no objection to the scheme amendment. One submission raised concerns and further questions over future traffic management in the area. This submission has been forwarded to the City's Technical Services Department to address the submitter's questions as they relate to general traffic management issues rather than the content of the scheme amendment.

## **PLANNING COMMENT**

The amendment will introduce a new sub area into Schedule 12 of LPS4 specific to 20 (Lot 1354) Knutsford Street, Fremantle. The sub area will permit a broader range of working from home uses and a modified maximum building height provision to allow for concealed roof types on R60 density development on the subject site.

The two components (height and additional uses) of the amendment are detailed below.



### Additional height requirements

The current specific height control in LPS4 for R60 development on Lot 1354 (20 Knutsford Street, Fremantle) allows for 3 storey development, however does not allow for three storey development with a flat (concealed) roof higher than 9m. Accordingly it is proposed that the current specific height requirements be deleted from LPS4 and replaced by the height controls in the Residential Design Codes 2010 (R-codes), Table 3 Category C (development on three levels).

Category C has the same requirements as currently provided in LPS4 (9m external wall height and 12m to of pitch roof height) with an additional requirement that caters for concealed roofs (see below). This amendment to the scheme will allow for greater scope in design of the R60 developments, including potentially three storey development with a flat roof (concealed).

Height measurement	Current requirements in LPS4	Category C requirements of the R-codes 2010
Top of external wall (roof above)	9m	9m
Top of external wall (concealed roof)	None	10m
Top of pitched roof	12m	12m

### Home uses

#### Additional use

20 Knutsford Street, Fremantle, is zoned Residential. Land uses in the Residential zone are restricted to the type of uses where a member of the household works from home (e.g. home – office, store, business or occupation). These uses are further restricted by the land use definition in LPS4 which cannot be varied. For example, the definition of the uses home business and home occupation restrict the floor size of each use to 50 and 20 square metres, respectively. The definitions further restrict the number of employees allowed to be employed from outside the household, signage and use type.

This scheme amendment proposes allowing for larger work from home uses within development at 20 Knutsford Street. To do this, as land use definitions in LPS4 cannot be varied, the amendment proposes an additional use of 'Office' be provided for the area and the use restricted through the following provisions:

- i. The gross lettable area of the Office use does not exceed 80m<sup>2</sup>;
- ii. The Office use is operated by an occupier of the household; and
- iii. The Office use does not employ more than three employees (not including any occupiers of the household);

The additional Office use within the Scheme amendment area is intended to provide for a diverse range of home based office/business uses on an appropriate scale for the Residential zone. The additional use reflects the surrounding neighbourhood's uses and activity and will increase the vibrancy and activity of the area during the day.

#### Permitted Uses

As this 'standalone' site is considered an opportunity to encourage a mix of home uses,

the Scheme amendment also proposes that the additional office use and home occupation, home office, home business and home store uses shall be considered “P” (permitted and not require planning approval) uses and the requirements of Table 3 – Vehicle Parking of LPS4 will not apply to these development types (only the office and home store use currently have vehicle parking requirements under table 3; there are no parking requirements for home occupation, home office, home business). Permitting these uses without planning approval lowers barriers to the establishment of small scale home uses, which in turn fosters and encourages the start up of these business types in the area.

The increased potential for home businesses, coupled with the suspended vehicle parking requirements, raises the concern of whether adequate vehicle parking will be provided in the area and surrounds. In general, home business uses do not require more car parking than what is provided on site as they are predominantly undertaken by resident(s) of the dwelling. Furthermore, it is anticipated that not all dwellings will take up a home business/office use. Nonetheless, the consortium developing the area have provided on-street parking at one bay per two dwellings and have designed several residences with the opportunity to provide an additional onsite vehicle car bay in the development’s courtyard. These design initiatives are considered to provide the area with adequate additional vehicle parking to service the demand created through home business/office uses.

### **Minor Modification**

The original Scheme amendment proposed numbering the new sub area for 20 (Lot 1354) Knutsford Street in Local Planning Area 2 – Fremantle, as sub area 3. However, since initiation of the amendment another of the City’s Scheme amendments (Scheme Amendment No. 51) has been gazetted (7 December 2012). This Scheme amendment introduced sub area 3 into LPS4’s Schedule 12 Local Planning Area 2 – Fremantle. Accordingly this Scheme amendment requires minor modification of the numbering to sub area 4 under Local Planning Area 2 – Fremantle.

### **CONCLUSION**

The scheme amendment introduces into LPS4 a new sub area into Schedule 12, Local Planning Area 2 – Fremantle, for No. 20 (Lot 1354) Knutsford Street, Fremantle. The proposed new sub area will permit a broader range of working from home uses in the area and provide an additional height provision to allow for concealed roof types.

Three submissions were received on the amendment. Two submissions were generally supportive and one submission raised concerns over traffic in the area.

A minor modification of the amendment is required to renumber the proposed sub area to 4 instead of 3 under Local Planning Area 2 – Fremantle. This is due to another of the City’s Scheme amendment’s being gazetted and using the sub area 3 for Local Planning Area 2 – Fremantle, between the time of initiation and final adoption of this Scheme amendment.

Accordingly, it is recommended Council resolve to adopt Scheme Amendment No. 56 to LPS4 with the minor modification to the sub-area numbering described above.

**COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr A Sullivan**

**That Council:**

- 1. Note the submissions received as detailed in the Officer's report and attachment 1;**
- 2. Resolve, pursuant to Section 75 of the Planning and Development Act 2005 and Regulation 17(2)(a) of the Town Planning Regulations 1967, to adopt the following amendment to the City of Fremantle Local Planning Scheme No. 4 with minor modification:**

- A. Delete the following wording from Schedule 12, Local Planning Area 2 – Fremantle, 2.1 Height requirements:**

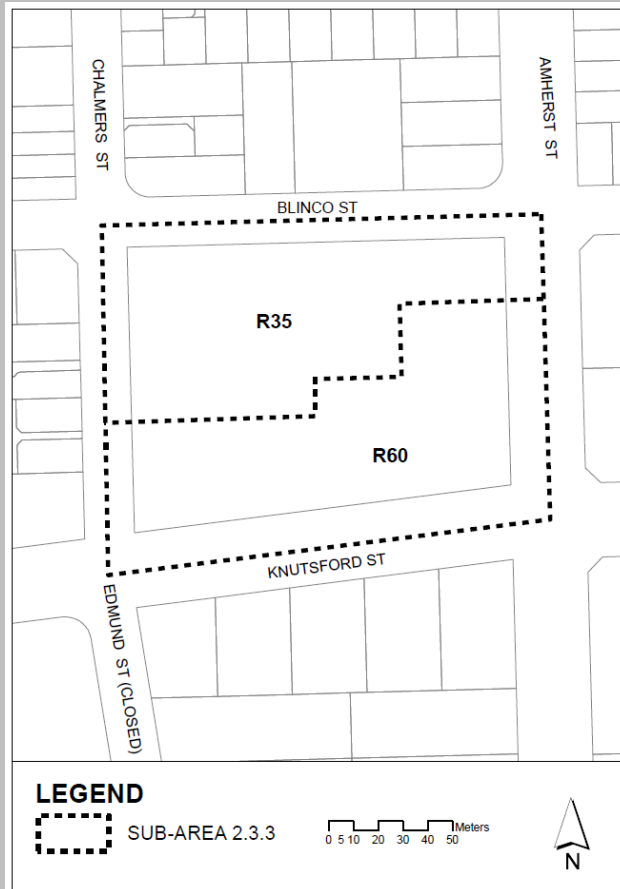
**excepting that portion of Lot 1354 Knutsford Street as shown on the Scheme map as having a density coding of R60, where the following shall apply:**

- 9m maximum to the top of the external wall and 12m to the top of a pitched roof.**

**B. Introduce Sub Area 4 – 20 (Lot 1354) Knutsford Street, Fremantle into Schedule 12 after Local Planning Area 2 - Sub Area 3**

**2.3.4**

**Sub Area 4 – 20 (Lot 1354) Knutsford Street, Fremantle**



**1. The building height requirements on the properties coded R60 shall be as per the Category C maximum building heights of Table 3 of the Residential Design Codes**

**2. Notwithstanding the requirements of Table 2 – Zoning, an Office use will be permitted in Residential developments where the use meets the following:**

**i. The gla of the Office use does not exceed 80m<sup>2</sup>;**

**ii. The Office use is operated by an occupier of the household; and**

**iii. The Office use does not employ more than three employees (not including any occupiers of the household);**

**3. The office use mentioned in clause 2 above and the uses home occupation, home office, home business and home store shall, notwithstanding the provisions of table 2 – Zoning and table 3 – Vehicle Parking, be considered “P” uses as per clause 4.3.3.**

3. Authorise the Mayor and Chief Executive Officer to execute the relevant documentation and affix the common seal of the City of Fremantle on the documentation.
4. Request the Minister for Planning to grant final consent to Scheme Amendment No. 56 as referred to in (2) above.

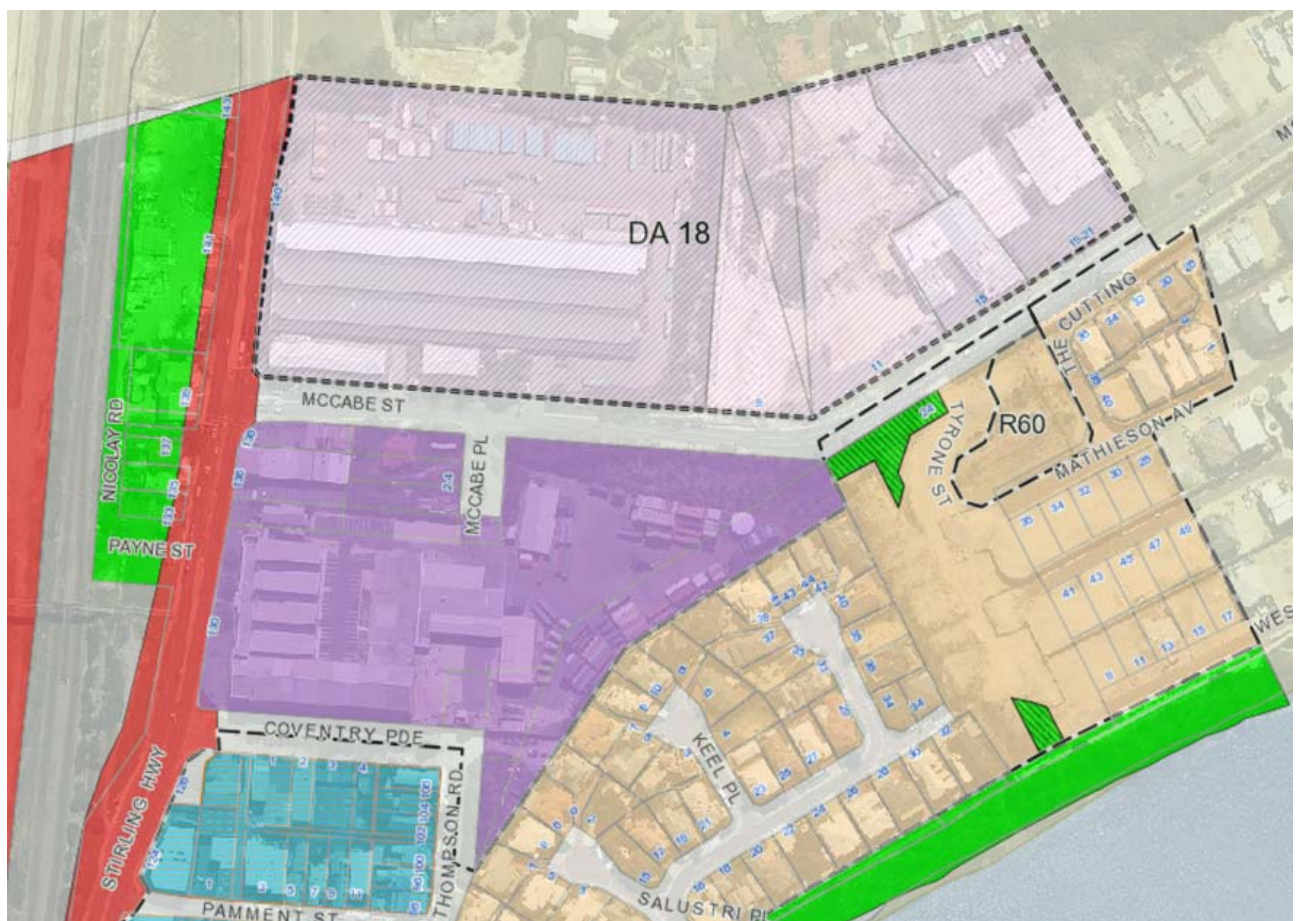
**CARRIED: 7/0**

For	Against
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**PLANNING SERVICES COMMITTEE 17 APRIL 2013**

**PSC1304-58 CONSIDERATION OF REQUEST TO MODIFY LOCAL PLANNING POLICY 3.11 MCCABE STREET AREA, NORTH FREMANTLE HEIGHT OF NEW BUILDINGS**

**DataWorks Reference:** 117/034  
**Disclosure of Interest:** Nil  
**Meeting Date:** 17 April 2013  
**Responsible Officer:** Manager Planning Projects  
**Actioning Officer:** Strategic Planning Officer  
**Decision Making Level:** Council  
**Previous Item Number/s:** PSC0807-195: 23 July 2008  
PSC0904-72: 22 April 2009  
**Attachments:** 1. Applicant's Request to amend LPP3.11  
2. 140 Stirling Highway Structure Plan  
3. 9-11 McCabe Street Structure Plan



**EXECUTIVE SUMMARY**

The City has been requested by Greg Rowe and Associates along with Mackay Urbandesign and Oldfield Knott Architects acting on behalf of H.L.M Holdings, the

owner of the former Matilda Bay Brewery Site – 130 Stirling Highway, North Fremantle, to consider amending the City’s Local Planning Policy 3.11 – McCabe Street Area, North Fremantle. The request proposes increasing the building height permissible under the policy in relation to part of the site of 130 Stirling Highway, North Fremantle.

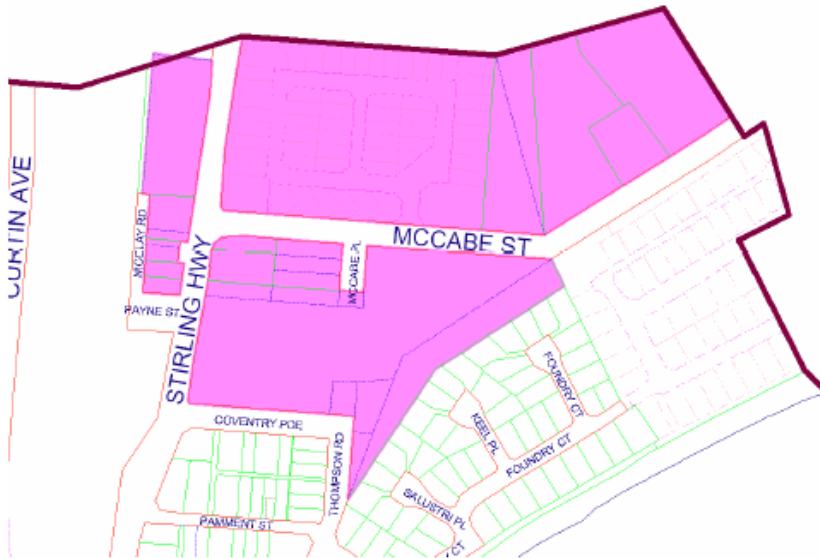
The purpose of this report is to inform Council of the request, but also to recommend that rather than determining the request as submitted, in the first instance all landowners in the policy area should be contacted to establish their interest in participating in a coordinated planning review of the policy as a whole. Officers consider this would be a more appropriate approach to assessing the planning and urban design basis for any potential increase in the height requirements prescribed in the policy, rather than amending the policy on an ad hoc basis.

It is recommended that Council note the request received and support the alternative approach outlined in this report.

**BACKGROUND**

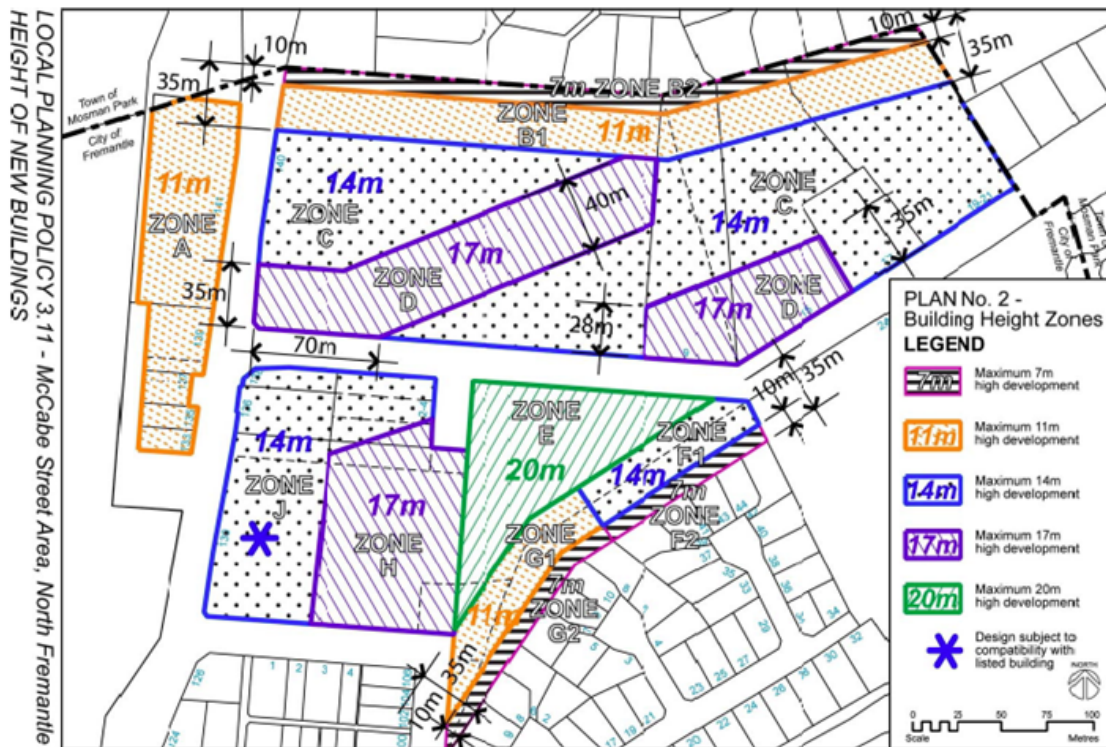
**Local Planning Policy 3.11, McCabe Street Area – Height of New Buildings**

In November 2007 Council commissioned a height study to identify potential maximum heights of new buildings on land in the area adjacent to McCabe Street, North Fremantle as defined by the shaded area on the map below. This area included a number of significant potential redevelopment sites such as the former One Steel site at 140 Stirling Highway, 9-11 McCabe Street and the Matilda Bay Brewery site (Refer to 23 July 2008 Council minutes PSC0807-195). Using this study the Local Planning Policy 3.11 – McCabe Street Area – Height of New Buildings (LPP3.11), was drafted. LPP3.11 was adopted by Council in April 2009 (Refer 22 April 2009 Council minutes PSC0904-72).



The heights prescribed by the policy, for the area, are as depicted map below:





**Background to the area**

The LPP3.11 area is made up of four main property groupings that are zoned under the City of Fremantle’s Local Planning Scheme No. 4 (LPS4). Note 133-141 Stirling highway, North Fremantle, (zone A) is a Parks and Recreation reserve under the Metropolitan Region Scheme (MRS) and not zoned under LPS4. Each of the property groupings is at a different stage of planning. Accordingly, the background for each group is individually discussed below:

140 Stirling Highway

140 Stirling Highway, North Fremantle is the former ‘One Steel’ storage and distribution premises. The lot is 3.1ha and zoned Development Zone (Development area 18). An approved structure plan is applicable to the site (Refer to attachment 2). The structure plan provides indicative density, plot ratio and height requirements for future development of the property. The City has not received a development application to progress the structure plan further.

9-11 McCabe Street

9-11 McCabe Street, North Fremantle consists of three lots (Lot 315, 326 and 18, McCabe Street, North Fremantle). The area is zoned Development Zone (Development area 18) and is subject to a structure plan that was approved by the State Administrative Tribunal 3 March 2009 (Refer to attachment 3). The structure plan provides indicative building envelopes and AHD height limits.

Various planning approvals and survey strata and subdivision applications have been approved over the site in recent years. The three most recent and applicable planning applications are as follows:

- The City granted planning approval for a 51 apartment Multiple Dwelling development that consists of two basements and six storeys, on the south western portion of the three lots 315, 326 and 18 that comprise 9 McCabe Street, North Fremantle, on 25



October 2012, (DA0417/12). The City has not yet received a Building Permit application for this development.

- WAPC approved a subdivision application that proposes the three lots to be subdivided into four lots along the boundaries of the originally approved multiple dwelling application (refer to DA0087/10 and VA0009/11) on 27 November 2012 (WAPC146664).
- The City granted temporary planning approval for a viewing tower associated with the residential development approved on-site at 9 McCabe Street, North Fremantle, on 27 November 2012.

#### 15 and 19 and 21 McCabe Street

15 (Lot 16) and 19 and 21 (Lot 19) McCabe Street, North Fremantle both have separate owners. Each lot consists of established industrial/commercial type buildings and associated offices. There is no structure plan for either property. There are no recent development applications applied for or approved over the Lots.

#### McCabe – Coventry Street, North Fremantle area

This area includes No. 130 (Lot 5, 12, 218, 219, 220, 221, 314 & 253), No. 136 (Lot 100) and No. 138 (Lot 8) Stirling Highway and No. 2-4 (Lot 9, 10 & 11) McCabe Street, North Fremantle. The area is zoned Industrial under the City's LPS4. However a proposed amendment (No. 12) to the City's LPS4 to rezone the area from Industrial to Development Zone (Development Area 18) is currently before the Minister for Planning for final determination.

130 Stirling Highway, North Fremantle is on the City's Heritage List and a level 1B on the City's Municipal Heritage Inventory. 136 and 138 Stirling Highway and 2-4 McCabe Street, North Fremantle are not on the City's Heritage List.

#### **Metropolitan Region Scheme Amendment – Road Reservation**

The WAPC is currently proposing an amendment to the Metropolitan Region Scheme (MRS Amendment 1210/41 – Rationalisation of Stirling Highway Reservation), which affects some lots in the area, predominantly 140 Stirling Highway and 138 McCabe Street, North Fremantle. The purpose of the amendment is to ensure adequate space is allocated for a consistent and safer highway design into the future including widening of Stirling Highway in the North Fremantle area.

#### **PLANNING COMMENT**

The City has been requested by Greg Rowe and Associates along with Mackay Urbandesign and Oldfield Knott Architects (the applicant) acting on behalf of H.L.M Holdings, the owner of the former Matilda Bay Brewery Site – 130 Stirling Highway, North Fremantle, to consider amending the City's Local Planning Policy 3.11 – McCabe Street Area, North Fremantle. The request proposes increasing the height requirements under the policy for part of the site of 130 Stirling Highway to a maximum height of 40m from natural ground level and not exceeding 55m AHD in height, compared to the current policy provision allowing a maximum height of 17m from natural ground level on the part of the site in question.

The applicant has provided justification for the proposed increased height and accompanying 3D models to help illustrate the proposal (see attachment 1 for the applicant's request). The request is based on the differing topography and lower levels of

130 Stirling Highway, North Fremantle comparative to other properties in the area, and the limited impact on access to views development of the site would have due to its lower topography and location.

Clause 2.4 of LPS4 sets out the procedure to be followed if Council resolves to amend a local planning policy. The procedure requires advertising of the proposed amendment, consideration of any submissions and then a final decision by Council to either adopt the amendment to the policy (with or without further modifications) or to not proceed with the amendment. The current request to amend LPP3.11 would need to follow this procedure if Council was minded to initially support the proposed amendment as submitted.

However, officers consider this request to amend the maximum permitted building height for one part of one property subject to a policy that applies to several other significant landholdings represents a somewhat ad hoc approach to the review of the height provisions in the policy. There is also a reasonable likelihood that if advertised in its current form, the proposed amendment to the policy would attract submissions from owners of other properties subject to the policy requesting that the maximum height prescribed in the policy for their property also be increased.

Furthermore, LPP3.11 in its current form was adopted in April 2009, prior to the adoption of key strategic documents such as the WAPC's *Directions 2031 and Beyond* and the City's *Strategic Plan 2010-15*. It could be considered therefore that the strategic policy context into which this more detailed local area planning policy fits has changed, particularly with regard to issues of urban intensification and renewal, sustainable building design and housing diversity.

Consequently officers see merit in a more comprehensive approach to any review of height and design controls applying to development in the McCabe Street LPP3.11 area. The area comprises a small number of relatively large landholdings which are appropriately zoned and offer the potential for significant redevelopment. Appropriate new development could potentially deliver greater density in a location highly accessible to the coast, river, amenities and public transport. It may also be a more appropriate urban design approach to express maximum height requirements as AHD levels, instead of maximum heights from natural ground level as in the current policy, given the undulating topography through the area and the benefits of encouraging coordinated design and scale of future development in the area.

Accordingly, officers recommend that instead of amending the policy as requested, the City should initiate a process to engage all the landowners in the area in undertaking a coordinated review of LPP3.11 as a whole. The first step would be for the City to contact all landowners in the area and establish whether they are willing to participate in, and potentially co-fund, a broader review of LPP3.11. The responses to this approach would then be reported back to Council in order to determine appropriate further action. It is recommended that the current request to partially amend the policy should be held in abeyance pending the response to this approach to all landowners in the LPP3.11 area.

## **CONCLUSION**

The City has been requested to consider amending the City's Local Planning Policy 3.11 – McCabe Street Area, North Fremantle to increase the height requirements under the policy in relation to part of the site of 130 Stirling Highway, North Fremantle.

For the reasons outlined in the Planning Comment section of this report, it is recommended that rather than proceeding to deal with the policy amendment request as submitted, in the first instance all landowners in the area should be contacted by the City and offered the opportunity to participate in a more comprehensive and coordinated planning review of the policy.

It is recommended that Council note the request received and support the alternative approach outlined in this report.

**COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr A Sullivan**

- 1. That the request to increase the height requirements under Local Planning Policy 3.11, McCabe Street Area – Height of New Buildings in relation to part of the site of No. 130 Stirling Highway, North Fremantle, submitted on behalf of H.L.M. Holdings, be noted.**
- 2. That Council instructs officers to contact all landowners in the area subject to Local Planning Policy 3.11, McCabe Street Area – Height of New Buildings to establish whether they are willing to participate in a coordinated approach to reviewing this policy, and that the request to amend the policy referred to in (1) above be held in abeyance pending the receipt of responses from landowners.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Andrew Sullivan	

**PSC1304-59 NOTICE OF MOTION - MAYOR BRAD PETTITT - 'PARKLETS' POLICY**

**DataWorks Reference:** 117/051  
**Disclosure of Interest:** Nil  
**Meeting Date:** 24 April 2013  
**Previous Item:** Nil  
**Responsible Officer:** Nil  
**Actioning Officer:** Manager Planning Projects  
**Decision Making Authority:** Council  
**Agenda Attachments:** Nil

**ELECTED MEMBER SUMMARY**

The 'Parklet' originated from a model in San Francisco in which road or parking space is re-imagined as small parks or seating/alfresco areas, sometimes for outdoor dining, but also sometimes as a mini park or to park bikes. Under the San Francisco parklet program ('Pavements to Parks'), businesses are provided with a permit to install a parklet. This is normally on a temporary basis. An example of a parklet is illustrated below:



It is proposed that businesses in Fremantle CBD should be able to apply for approval to turn up to two parking bays directly in front of their business into a temporary or semi-permanent parklet, to be used for any of the following:

- Alfresco dining
- Bicycle parking
- Public green space and seating

Parklets should be designed as temporary or semi-permanent structures, and be permitted to remain in place for an initial temporary period of up to two years, with

possible renewals. Applicants will be responsible for funding all aspects of a parklet's design, installation and maintenance.

Parklets should demonstrate:

1. An improvement in public space: parklets should be public places that are accessible to people at all times, improving the street experience by (for example) providing seating and plantings or bike parking, or improving street safety.
2. That they are in the right location: parklet locations should be in existing parking bays in appropriate and safe locations, not on major intersections or in busy streets.
3. That the parklet is temporary and can be removed without damaging the existing road, curb or other public infrastructure

It is proposed that officers should be requested to prepare a draft policy on the installation of parklets, based on the above principles, for further consideration by Council.

## **VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

## **NOTICE OF MOTION**

1. That Council requests officers to prepare a draft policy on the location and installation of parklets for further consideration and adoption by Council. The policy should be based on the following principles:
  - Streets which function as primary public transport routes or other key linkages between major activity nodes (for example Market Street/South Terrace) are not suitable locations for parklets.
  - In all other streets in the CBD, parklets will be permitted subject to their location and design providing a demonstrable improvement in the quality of public space and maintaining or improving public safety in the street.
  - A parklet must be constructed in a manner that does not interfere with the functioning of infrastructure such as underground services and drainage, and makes it capable of easy removal at a later date without causing damage to existing public infrastructure including the kerb and road surface.
  - All costs associated with the construction, maintenance and removal of a parklet must be borne by its proponent, and proponents must lodge a bond with the City to cover the cost of any removal/reinstatement works which the City may have to carry out due to default on the part of the proponent.
  - Applicants for parklets must hold appropriate current public indemnity insurance.
  - No fee will be charged by the City for installation of a parklet if it is to be available for unrestricted public use; however a normal outdoor eating area licence fee will apply if a parklet is to be used exclusively for alfresco dining by customers of the business responsible for the parklet.
  - No public consultation will be undertaken by the City on proposed parklet installations, except in cases where a parklet extends across any part of the

frontage of an adjoining property, in which case the owner and occupier of the ground floor part of the property will be invited to comment prior to the City determining the application for approval of the parklet.

- Approval processes will allow for an initial installation period of 2 years, with a clear indication that the City retains absolute discretion in determining whether to approve any subsequent renewal application.
2. That officers be requested to investigate the legal issues and approval requirements associated with shade structures that might be proposed as part of a parklet design, and include information addressing these issues in the draft policy referred in Part 1 of this motion.

## **OFFICER COMMENT**

Parklets for alfresco dining or other street activities in widened sections of footpaths can provide additional interest, activation and surveillance on city centre streets. They might generally be regarded as acceptable where:

- The existing footpath is too narrow to accommodate vibrant street activities as well as pedestrian movements.
- The existing kerbside lane is used for general street parking as opposed to requirements for public transport, taxis and service vehicles, and designated parking for people with disabilities, which should take priority over parklets.
- Public street infrastructure and safety requirements are satisfied.

The significance and function of a street within the overall street hierarchy of Fremantle city centre should be a consideration in determining whether a temporary parklet is appropriate in any particular location. In 'primary' streets that function as key pedestrian spaces and as routes linking transport nodes and major activity nodes it might be considered that any widening of footpaths should be of a permanent construction in accordance with Council's relevant streetscape specifications in order to reinforce the significance and image of these streets.

Preparation of a policy in accordance with the principles proposed in this Notice of Motion will involve consideration of a range of other issues including relevant provisions of existing State or local laws; particular legal and approval requirements relating to shade structures that might be proposed as part of a parklet design; the amount of insurance and/or bond requirements; and details of relevant safety and access standards.

**COMMITTEE RECOMMENDATION****MOVED: Cr A Sullivan**

**That Council requests officers to prepare a draft policy on the location and installation of parklets for further consideration and adoption by Council. The policy should be based on the following principles:**

- **Streets which function as primary public transport routes or other key linkages between major activity nodes (for example Market Street/South Terrace) are not suitable locations for parklets.**
- **In all other streets, parklets will be permitted subject to their location and design providing a demonstrable improvement in the quality of public space and maintaining or improving public safety in the street.**
- **A parklet must be constructed in a manner that does not interfere with the functioning of infrastructure such as underground services and drainage, and makes it capable of easy removal at a later date without causing damage to existing public infrastructure including the kerb and road surface.**
- **All costs associated with the construction, maintenance and removal of a parklet must be borne by its proponent, and proponents must lodge a bond with the City to cover the cost of any removal/reinstatement works which the City may have to carry out due to default on the part of the proponent.**
- **Applicants for parklets must hold appropriate current public indemnity insurance.**
- **There will be no fee associated with applying for construction of a parklet.**
- **Any parklet must be available for public use regardless of whether or not they are customers of the business responsible for the parklet**
- **Normal outdoor eating area licences will apply where applicable**
- **Following public notification to adjoining businesses and residents that a parklet proposal is to be considered by council/committee, it will be determined based on criteria relating to the following matters;**
  - **Amenity**
  - **Contribution to Urban Design**
  - **Diversity of use within the precinct**
  - **Specific localised detrimental effect on parking**
- **Approval processes will allow for an initial installation period of 2 years, with a clear indication that the City retains absolute discretion in determining whether to approve any subsequent renewal application.**
- **Criteria for approval for parklets will include;**
  - **The existing footpath is too narrow to accommodate vibrant street activities as well as pedestrian movements.**
  - **The existing kerbside lane is used for general street parking as opposed to requirements for public transport, taxis and service vehicles, and designated parking for people with disabilities, which should take priority over parklets.**
  - **Public street infrastructure and safety requirements are satisfied.**

- A parklet will only be permitted on a street with a maximum speed limit of 40kph or lower
- Any loss of parking is not significantly detrimental to the parking requirement of the immediate area
- There will be a presumption against covered structures being erected as part of parklets

2. That officers be requested to investigate the legal issues and approval requirements associated with shade structures that might be proposed as part of a parklet design, and include information addressing these issues in the draft policy referred in Part 1 of this motion.

**CARRIED: 6/1**

<b>For</b>	<b>Against</b>
Mayor, Brad Pettitt Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Andrew Sullivan	Cr Bill Massie



**STRATEGIC AND GENERAL SERVICES COMMITTEE 10 APRIL 2013****SGS1304-6 NOTICE OF MOTION BY MAYOR BRAD PETTITT - SOUTH  
FREMANTLE TIP SITE USES BY FREOFARM AND AS A SOLAR  
FARM**

<b>DataWorks Reference:</b>	097/004
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	24 April 2013
<b>Previous Item:</b>	Nil
<b>Responsible Officer:</b>	Nil
<b>Actioning Officer:</b>	Glen Dougall, Director Corporate Services
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Nil

**ELECTED MEMBER SUMMARY**

The South Fremantle Tip Site is highly unlikely to be remediated or redevelopment over the next decade and as a result may continue to be a predominantly underutilised wasteland. The above proposals allow the site to be used in a positive manner from a community and sustainability perspective without jeopardising long-term planning and uses for the site.

**VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

**NOTICE OF MOTION**

1. Council advise FreoFarm that it supports the principle of a lease for 5 years with an option for a further 5 years over the nominated portion of the South Fremantle Tip Site, and encourages FreoFarm to submit a revised proposal document including the following information:
  - Confirmation that any development including temporary buildings, sea containers, garden beds and other structures will be of lightweight construction, capable of easy removal, and can be shown not to disturb contaminants, if any, on the site.
  - Indicative plans and specifications of services and infrastructure to be provided as part of the FreoFarm proposal.
  - Confirmation that FreoFarm will meet the cost of installation of services and infrastructure related to the proposal, unless agreed by the Council at a later date
  - A commitment by FreoFarm to remove and cover the cost of removal of all temporary buildings, sea containers, garden beds and other structures upon lease expiration or termination, unless agreed by the Council at a later date
  - A commitment by FreoFarm to engage suitably qualified and experienced persons and, if necessary, an auditor to identify the extent of investigations and

remedial work required to demonstrate the proposed site is suitable for the intended use, and to meet the cost of their appointment.

2. Upon receipt of a revised proposal as outlined in 1 above, the City will use its best endeavours to arrange a tripartite meeting with the DEC, the City of Fremantle and FreoFarm to discuss the proposal further, with particular regard to addressing the following matters:
  - Compliance with the DEC's Contaminated Sites Management Series of guidelines.
  - FreoFarm's capacity to take measures to manage public health risks which may arise from the use of the site, including those related to any contamination beneath the site as well as that present in the adjacent land.
  - Consultation with the community and ensure the health and safety of workers and surrounding residents prior to and during any potential site works.
  - Compatibility of the proposed land use with existing uses including horse, pedestrian and cyclist use of adjoining land, and potential future uses of the remainder of the landfill site.
  
3. That officers undertake liaison with the DEC in relation to the possibility of development of a large-scale Solar Farm on a portion of the remainder of the site, and that, should this be possible, a further report be brought back to the Council with a view to calling for expressions of interest for the development of such a facility.

## **OFFICER COMMENT**

The former South Fremantle Landfill site has been classified by the Department of Environment and Conservation (DEC) as "Contaminated – Remediation required" under the Contaminated Sites Act. The presence of landfill waste and the land classification by the DEC places restrictions on the use of the land and confers ongoing site management, monitoring and remediation responsibilities on the City of Fremantle.

Since 2010, the City has engaged the services of a Contaminated Sites Auditor and WALGA approved environmental consultant to perform a comprehensive landfill gas survey and health risk assessment. A Detailed Site Review has been submitted to the DEC. A Site Management Plan is being developed to identify a 3 year schedule of site management, monitoring works and reporting. This will identify the City's short term responsibilities and annual financial obligations as the landowner of a known contaminated site.

Following a 3 year schedule of on-site and off-site gas, groundwater and soil monitoring and ongoing management of risks, it is envisaged the City of Fremantle will be in a position to seek Contaminated Sites Auditor and DEC approval to undertake final remediation works. Subject to financial capacity, remediation works could be integrated with redevelopment or re-use of the site for low risk or passive land uses in the longer term, but realistically this is likely to be a process that would be staged over a number of years. As this process reaches a conclusion the Contaminated Sites Auditor and DEC can approve the reclassification of the former South Fremantle Landfill site.

The DEC has an expectation that the City of Fremantle will continue to manage, monitor and progress towards remediation of the former South Fremantle Landfill Site. Interim land uses proposed on portions of the former South Fremantle Landfill site as the City of Fremantle progresses towards remediation may or may not be acceptable to the DEC based on risks to public health and the environment.

**Cr D Thompson MOVED an amendment to the Officer's Recommendation to include the following wording:**

- 1. Council acknowledge FreoFarm Inc's proposal dated 18 September 2012 and support the principle of a lease for 5 years with an option for a further 5 years, at no cost to Council over the nominated portion of the South Fremantle Tip Site and invites FreoFarm Inc to submit a revised proposal document including the following information:**

**CARRIED: 5/1**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Dave Coggin Cr Doug Thompson	Cr Sam Wainwright

**COMMITTEE RECOMMENDATION**

**MOVED: Cr J Strachan**

- 2. Council acknowledge FreoFarm Inc's proposal dated 18 September 2012 and support the principle of a lease for 5 years with an option for a further 5 years over the nominated portion of the South Fremantle Tip Site and invites FreoFarm Inc to submit a revised proposal document including the following information:**

- a) Confirmation that any development including temporary buildings, sea containers, garden beds and other structures will be of lightweight construction, capable of easy removal, and can be shown not to disturb contaminants, if any, on the site;**
- b) Indicative plans and specifications of services and infrastructure to be provided as part of the FreoFarm Inc. proposal;**
- c) Confirmation that FreoFarm Inc. will meet the cost of installation and maintenance of services and infrastructure related to the proposal, unless agreed by the Council at a later date;**
- d) A commitment by FreoFarm Inc. to remove and cover the cost of removal of all temporary buildings, sea containers, garden beds and other structures upon lease expiration or termination, unless agreed by the Council at a later date;**

- e) A commitment by FreoFarm to engage suitably qualified and experienced persons and, if necessary, an auditor to identify the extent of investigations and remedial work required to demonstrate the proposed site is suitable for the intended use, and to meet the cost of their appointment; and
- f) Confirmation that the development will respect the existing pedestrian, cycling and bridal paths in and adjacent to the area;
- g) A proposed vegetation plan which identifies which of the existing vegetation it is proposed to remove and that which is to be maintained; and,

2. Upon receipt of a revised proposal as outlined in 1 above, the City will use its best endeavours to arrange a tripartite meeting with the DEC, the City of Fremantle and FreoFarm Inc to discuss the proposal further, with particular regard to addressing the following matters:

- a) Compliance with the DEC's Contaminated Sites Management Series of guidelines;
- b) FreoFarm's capacity to take measures to manage public health risks which may arise from the use of the site, including those related to any contamination beneath the site as well as that present in the adjacent land;
- c) Consultation with the community and ensure the health and safety of workers and surrounding residents prior to and during any potential site works;
- d) Compatibility of the proposed development with existing uses including horse, pedestrian and cyclist use of pathways through the area and on adjoining land, and potential future uses of and access to the remainder of the landfill site;
- e) Consultation with the Office of Heritage and people with an interest in horse activities in the area to ensure adequate measures are taken to protect the horse heritage in the area; and,
- f) Assessment of the need to manage public access to the facility and to provide suitable improvements where required to ensure access is well managed and does not unreasonably inconvenience or negatively impact existing residential and light industrial activities including those located in Daly St and Thomas St.

3. That officers undertake liaison with the DEC in relation to the possibility of development of a large-scale Solar Farm on a portion of the remainder of the site, and that, should this be possible, a further report be brought back to the Council with a view to calling for expressions of interest for the development of such a facility.

**CARRIED: 6/0**

For	Against
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Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	
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**NOTE:**

Cr Doug Thompson requested whether Part 3 of the resolution could be separated as a separate Notice of Motion for the Council meeting.

**SGS1304-2      FREMANTLE TOWN HALL AND VICTORIA HALL USAGE  
OPTIMISATION**

**DataWorks Reference:** 046/007  
**Disclosure of Interest:** Nil  
**Meeting Date:** 10 April 2013  
**Previous Item:** Nil  
**Responsible Officer:** Wendy OShaughnessy, Acting Manager Economic Development and Marketing  
**Actioning Officer:** Marie La Frenais, Coordinator Event Management  
**Decision Making Authority:** Council  
**Agenda Attachments:** Fremantle Town Hall and Victoria Hall- Improved Access and Usage report by One Degree Advisory Pty Ltd  
Statement of Work

**EXECUTIVE SUMMARY**

The recent announcement of the departure of Deckchair Theatre from Victoria Hall provided the opportunity to consider options for the long term use of the property as well as the future use of Fremantle Town Hall and how the two can operate harmoniously.

At the Council meeting on the 19 December 2012, it was unanimously voted that the City commission a report into the longer term use of the Victoria Hall, taking into consideration the current and anticipated emphasis in the future use of the Fremantle Town Hall.

This report was commissioned to One Degree Advisory Pty Ltd based on the statement of work provided by the former Manger Economic Development and Marketing.

***Scope of works introduction:***

The City of Fremantle has a nationally recognised reputation as a centre of arts and cultural activity. The City has an outstanding built environment, active commercial and professional galleries, the State's Maritime Museum, the Fremantle Arts Centre, festivals which feature across the annual calendar and a large number of artists of all disciplines living and working within its boundaries.

The arts and entertainment sector is big business in Fremantle. The sector is a major drawcard for national and international visitors as well as Perth residents who flock to the City each week.

The City of Fremantle owns a number of assets that service the community and which play a large role in the arts and entertainment business. Two of these are historic buildings; the Fremantle Town Hall and Victoria Hall.

In order to maximise the use and number of users of both venues, the City engaged a suitably skilled and experienced advisor to report on the longer term potential of each venue, how each might compliment with the other and the

**management arrangements that will maximise the use of each; by assessing each venue for their potential, in consultation with internal and external stakeholders.**

**The purpose of this item is to accept the report with recommendations requested from senior management group and from council.**

## **BACKGROUND**

The City's Strategic Plan 2010-2015 includes a number of commitments to the community of Fremantle. Those related to the scope of works include:

- work to provide a liveable city with a range of housing, work and recreation opportunities
- provide for population and economic growth by planning and promoting development and renewal in designated precincts within the city;
- sustain and promote strategic initiatives that will grow our diverse arts culture
- protect and enhance our significant built and social heritage

### Victoria Hall

For over ten years Deckchair Theatre and its resident company with the venue being used for rehearsals and theatre performances. From time to time the lessee sub-leased the venue for one-off events.

During the period of the Deckchair Theatre residency, the Hall was substantially upgraded. Improved front of house facilities, a new bar and outdoor area, the installation of purpose designed backstage and technical equipment, office facilities for company management and performers off stage areas. Limited acoustic attenuation was also installed in the main auditorium. This work was paid for by public funds and the hall is now a valuable public asset.

Details of additional recommend physical upgrades for Victoria Hall are contained within the Grieve Gillett Opportunity Report December 2010.

Victoria Hall was re-leased by the City of Fremantle to Deckchair Theatre on 1 July 2011. The company has since closed operations and the City has made recommendations to Councillors that the venue be made available for short term, casual hire until an operations and usage review can be completed.

### Fremantle Town Hall

In this strategic context, the City has undertaken an Urban Design Strategy for Kings Square, the centre of the City. The Town Hall is the centre piece of this strategy and Victoria Hall is just outside the geographical boundaries of this proposed development site.

The Urban Design Strategy encompasses City owned buildings, parkland, privately owned commercial property and St John's Church.

Fremantle Town Hall is also available for short term and casual hire. It is a much larger venue with capacity for significantly greater audiences. The Grieve Gillett Report notes that the Town Hall does have major deficits in occupation, health and safety requirements.

The report indicates that other vital development could significantly enhance usage of the Town Hall in a way that improves access by patrons, provides an engaging and welcoming entry to visitors.

As a result, the City wishes to explore options that will maximise usage of both venues as well as access to the Fremantle community and the wider metropolitan area. Activities may include:

- Community events
- School presentations
- Formal City events
- Arts activities – performance, exhibitions, rehearsals and workshops
- Film, digital and photographic showings
- Conferences
- Meetings, dinners and functions
- Product launches
- Markets and trade shows

## COMMENT

The report from One Degree Advisory Pty Ltd was received on 18 March 2013 with fifteen recommendations:

**RECOMMENDATION ONE:** That technical facilities listed in this report are purchased and installed within the recommended time frames. These items should be featured in the hirers' information brochure that each venue provides.

**RECOMMENDATION TWO:** That building upgrades and remedial works are actioned within our recommended time frames. It is further recommended that these upgrades are added to venue drawings, for easy identification by venue hirers.

**RECOMMENDATION THREE:** That the equipment and building improvements designated as 'long-term' be actioned at the same time as the Kings Square development. This includes the immediate preparation of a design brief for the proposed corridor to inform its interaction with the Kings Square development.

**RECOMMENDATION FOUR:** That a full review of staffing structures in the Economic Development and Community Development sections of the City's operations be commissioned to examine opportunities for efficiencies and service delivery improvements. In addition, this review will seek to identify simplified internal processes.

**RECOMMENDATION FIVE:** That the basic hiring documentation of each venue be reviewed. The aim would be to align the venues where possible, simplify the hiring process for users and reflect the different nature of each venue. Clear, concise documentation would help clarify the roles and appropriate responses for City staff.

**RECOMMENDATION SIX:** That the City employ a full time Facilities Manager prior to the installation of the recommended technical equipment. The Manager would oversee installation and supervise the day-to-day technical operation of each venue. The Manager would be the key link between the venues and other areas of City activity.



**RECOMMENDATION SEVEN:** That a hiring fee benchmarking study be commissioned. This would assess the hiring cost of venues against current fees charged by the City. This study will furnish the City with a hiring structure and rationale to assist community access to the venues while maximising income and usage of these assets. Rental rates for community (lower fees) and commercial (higher fees) usage should be identified along with the two tiered hirer structure in recommendation thirteen.

**RECOMMENDATION EIGHT:** That Fremantle Festival staff move their office into the rear rooms at Victoria Hall. The staff roles should be expanded to include the responsibility of enlivening this building with events. New staff resources may be required. Programming of activities should be undertaken in full consultation with the existing activities at the Fremantle Arts Centre. It is further recommended that Festival staff are given an incentive to maximise income from these events and return some of this income to the Festival to add value to its activities.

**RECOMMENDATION NINE:** That the City seek advice on a cost effective manner of delivering front of house management to ensure audience safety and controlled management.

**RECOMMENDATION TEN:** That the Fremantle Town Hall 1st and 2nd floors are opened up for ongoing and immediate use by community groups as offices and meeting places. Installation of electronic locks will aid this process. Other community usage will be extended with the construction of mezzanine above the stage dock door area – creating both a meeting room and much needed storage space.

**RECOMMENDATION ELEVEN:** That a building code audit of each building be carried out by a suitably qualified practitioner. This will inform work which should be carried out at the same time as the recommended upgrades are completed.

**RECOMMENDATION TWELVE:** That the City commissions a Marketing Plan that references the City's Strategic Plan and this report. Its purpose is to provide a blueprint for promoting each venue, highlighting its versatility, community access, heritage values and technical facilities.

**RECOMMENDATION THIRTEEN:** That the City introduces a two - tier hirer structure so that regular hirers (potentially the Fremantle Symphony, Fremantle Festival, Seniors' Tea Dances) are given the opportunity to secure dates in advance. External hirers may also be able to take advantage of support from the programming fund (see below). The second tier users will be occasional users.

**RECOMMENDATION FOURTEEN:** The City currently waives hiring fees to some community hirers. It is recommended that the value of any fees waived should be recorded in the hiring confirmation as the value of the City's contribution. The City may wish to seek a daily access fee (possibly \$100) as a contribution towards operations costs from these users.

**RECOMMENDATION FIFTEEN:** That an annual programming fund be established to increase community activity in both venues. Totalling \$150,000pa, the fund will seed new activity, build new audiences and offer new access and engagement, similar to the current programmed events at the Fremantle Arts Centre. It will require a defined

purpose and targeted objectives to measure its success. The programming fund should also include the value of the rent forgone from community users who chose to access the current venue support program and that value be transferred into the income for the relevant venue. This will enable them to recognise the value of the City's support.

In addition to this, the consultant has prepared a detailed budget (under appendix eight) that breaks down the essential, short, medium and long-term capital work costs associated with the recommendations.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

Pending Council's recommendations, a 2013 to 2015 budget allocation for proposed works as well as an annual programming fund and any additional required resources.

### **Legal**

Nil

### **Operational**

The event management team within the economic development and marketing business unit along with the community development unit a possible restructure to accommodate recommendation six.

### **Organisational**

Implications regarding the proposed works integration with the Urban Design Strategy for Kings Square.

## **CONCLUSION**

The departure of Deckchair Theatre from Victoria Hall and an increased focus on improving the Fremantle Town Hall as a significant performance space provides the opportunity to consider and to resolve a longer term strategy that will, in a complementary and coordinated way, maximise the future use, and users, of the spaces in each venue.

The purpose of this item is to accept the report with recommendations requested from senior management group and from council.

## **STRATEGIC AND POLICY IMPLICATIONS**

### **Character**

Sustain and Grow arts and culture and preserve the importance of our social capital, built heritage and history.

A City that attracts diverse original arts and artists, culture and events

- Increase in number of arts providers in Fremantle
- Provide residency and artists programs to attract artists
- Increase communal space for artists to work in and support arts organisations

**COMMUNITY ENGAGEMENT**

Conducted in preparation of the final report.

**VOTING AND OTHER SPECIAL REQUIREMENTS**

Absolute Majority Required

**COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr J Strachan**

- 1. Receive the Fremantle Town Hall and Victoria Hall - Improved Access and Usage report by One Degree Advisory Pty Ltd.**
- 2. An investigation by a City appointed working group into the feasibility of the fifteen recommendations reporting back to council on any findings.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	

**SGS1304-3 SHITBOX RALLY - REQUEST FOR CARPARK 11**

<b>DataWorks Reference:</b>	042/005
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	10 April 2013
<b>Previous Item:</b>	Nil
<b>Responsible Officer:</b>	Wendy OShaughnessy, Acting Manager Economic Development and Marketing
<b>Actioning Officer:</b>	Marie La Frenais, Coordinator Event Management
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Nil

**EXECUTIVE SUMMARY**

**'Shitbox Rally' is proposing to book Car Park 11 (Marine Terrace, adjacent to the Italian Club) for the finale of their race on 10 and 11 May 2013 for use from 3.00 pm on the 10 May until 8.30 am on 11 May 2013. They are requesting a 100% subsidy for the use of the car park to the value of \$4 057.**

**BACKGROUND**

The 'Shitbox Rally' is the largest fundraising event for the Cancer Council nationally. The organisers state that promotions for the event reached an audience of over 11.4 million people across television, radio, online and print in 2012. The event organisers promotions focuses on the rally route from Adelaide to Fremantle via Uluru. The event promoter has a new partnership with the Esplanade Hotel Fremantle where guests are staying for the weekend of the event, in turn having a positive economic impact to local businesses. The request for Car Park 11 is due to the close proximity with the Esplanade Hotel.

**COMMENT**

The benefits to Fremantle from hosting the Shitbox Rally are:

- An estimated attendance in excess of 1,000 of event participants.
- The opportunity for a number of Fremantle businesses to participate in the event.

Recent research has shown that the average per person spend by visitors to events of this type is \$38. While there is an initial loss of revenue from hire fees and parking income from Car Park 11, this is outweighed by the economic benefit to local businesses if the 'Shitbox Rally' can be attracted to Fremantle as an annual event.

**RISK AND OTHER IMPLICATIONS****Financial**

While there is an initial loss of revenue from hire fees and parking income from Car Park 11, this is outweighed by the economic benefit to local businesses if the 'Shitbox Rally' can be attracted to Fremantle as an annual event.

### **Legal**

Nil

### **Operational**

'Shitbox Rally' will provide the City with a safety / risk management plan, traffic management plan, the events security company agent licence and the event's public liability insurance.

### **Organisational**

Various business units will need to undertake monitoring and facilitation activities prior to, during and following the event.

### **CONCLUSION**

The organiser agrees to use the City's name and logo to the extent practicable / reasonable in on the following material produced or used by the organiser for the purpose of marketing, advertising or publicising the event (which shall be at the organiser's own expense):

- press and radio advertisements;
- media releases;
- public address announcements;
- promotional material;
- publicity material;
- signage at the festival/event; and
- the organiser's website.

### **STRATEGIC AND POLICY IMPLICATIONS**

The 'Shitbox Rally' aligns with the City's Strategic Imperative for sustaining and growing arts and culture while preserving the importance of our social capital. The event will contribute to the outcome of a City that attracts diverse original artists and events.

### **COMMUNITY ENGAGEMENT**

Nil

### **VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

### **COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr J Strachan**

**That the fee for the Shitbox Rally use of Car Park 11 (next to the Esplanade Reserve) be waived, a total of \$4 057 on the condition that the organisers enter into a management agreement with the City for the event.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	

**SGS1304-4 WILLIAM STREET CONTRA FLOW CYCLE LANES**

<b>DataWorks Reference:</b>	165/008
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	10 April 2013
<b>Previous Item:</b>	Nil
<b>Responsible Officer:</b>	Peter Pikor, Director Technical Services
<b>Actioning Officer:</b>	Phillip Adams, Manager Infrastructure Services
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Drawing Number 015-1111-DE1 (under separate cover)

**EXECUTIVE SUMMARY**

The current capital works bike plan program includes provision to improve the City's bicycle network with a contra flow cycle lane on the one way section of William Street between the High Street Mall and the Paddy Troy Mall. A Grant funding contribution has been received from the Department of Transport and the contra flow cycle lane has been approved as a trial by Main Roads WA .

The installation of the contra flow cycle lane in this one way section of William Street will require converting the existing parallel parking on both sides of the street to angle parking on the east side. Whilst these changes will result in the loss of a number of car parking spaces on the street there are nearby car parking facilities that can be utilised. A community consultation process has been undertaken on this proposal and as there are no significant issues associated with this treatment it is recommended for Council's approval.

**BACKGROUND**

With the continuing expansion of the Bicycle Network in the City of Fremantle, Technical Services Officers have examined the potential options for a formalised bicycle lane from Henderson Street to the Town Hall and Kings Square along the adjacent one way section of William Street. William Street is one way traffic flow from Adelaide Street to Paddy Troy Mall and then from this location is two way traffic flow to Parry Street.

Together with Main Roads WA and Bike West, City Officers developed a conceptual plan for the introduction of cycle lanes for this section of William Street between the High Street Mall and Parry Street with part being contra flow. The intent is to introduce the contra flow treatment as a trial due to the unusual nature of this concept in that it does not provide a defined protected contra flow space on the street. With input from all parties this has resulted in an agreed and approved design that satisfies Australian design standards and achieves a satisfactory level of service for the cycling community.

The design results in the existing parallel parking bays in this section of William Street to be converted to angle parking on the east side but results in the loss of 9 car parking bays, 1 loading zone and 1 motorcycle bay. The changes to the parking layout are predominantly of revised pavement markings.

The design plan also requires the minor realignment of the existing raised plateau that links Newman Court to Fremantle Mall. At the southern section of William Street near the

Spicers Car Park the existing pedestrian crossing traffic island will be removed and replaced with a pedestrian zebra crossing to cater for crossing movements.  
The overall proposed treatment is shown on attachment 1.

## **COMMENT**

This innovative project achieves requests to design a suitable link for cyclists to the centre of the Central Business District. During the construction the disruption to the local business community is minimised due to the minimal amount of road construction required.

This project is adjacent to the Kings Square Redevelopment. Whilst the Kings Square adopted Urban Design Strategy does include future consideration on streetscape designs for William Street and Newman Court together with the proposed redevelopment of Queensgate and the Spicer Site, the program of these works suggest that the trial treatment will be in use for a reasonable period of time. The outcomes of the contra flow cycle lane trial will also provide the opportunity for this type of treatment to be considered for other one way streets within this City and also the metropolitan area.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

A grant of \$36,500 has been received from the Department of Transport for this project. The total revised Budget allocation is \$106,000 with additional funds being sourced at the mid year budget review due to increased costs associated with special green pavement marking for the contra flow cycle lane . The ongoing monitoring of the trial will be from the operating budget.

### **Legal**

Pavement marking and signage for this project has received MRWA approval. MRWA are the custodians of all regulatory pavement marking and signage in Western Australia.

### **Operational**

While providing a significant link for cyclists there will be a loss of a number of on street parking spaces. However there are nearby parking facilities that can be utilised.

### **Organisational**

Nil.

## **CONCLUSION**

The addition of this cycling facility to the bicycle network represents the proactive approach of the Council and community to increase the level of service for sustainable transport options within the City.

The trial implementation of the treatment in William Street will provide information on its effectiveness as a contra flow cycle lane that can be used for other similar situations.



**STRATEGIC AND POLICY IMPLICATIONS**

This project complements the Strategic Plan to increase the amount of sustainable transport and increasing the cycle network.

**COMMUNITY ENGAGEMENT**

Community consultation letters seeking feedback on the proposal was sent out to the businesses within the scope of works in early January 2013. Further consultation, including installation of onsite signage, newspaper notices and postings on the City’s web site has been undertaken. To date there has been 1 written response and 4 emails in support of the project. There have been 2 telephone inquiries concerned about the loss of parking.

**VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

**COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr J Strachan**

**That Council approves the proposed on street cycle lane treatment in William Street including a contra flow cycle lane in the one way traffic section between the High Street Mall and Paddy Troy Mall as shown on drawing number 015-1111-DE1 on Attachment 1.**

**CARRIED: 5/1**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	Cr David Hume

**SGS1304-5 SWAN RIVER FORESHORE DINGHY MANAGEMENT COMMUNITY CONSULTATION**

<b>DataWorks Reference:</b>	146/026 and 146/015
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	10 April 2013
<b>Previous Item:</b>	SGS1101-3
<b>Responsible Officer:</b>	Peter Pikor, Director Technical Services
<b>Actioning Officer:</b>	Lionel Nicholson, Manager City Works
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Policy - Swan River Trust Policy SRT/D26 Dinghy Management along the Swan and Canning River Park Shoreline. Report – Dinghy Management Plan Community Outcomes

**EXECUTIVE SUMMARY**

A report was presented to the Council Meeting in January 2011 regarding the Swan River Trust's policy on dinghy management on the Swan River foreshore and it was resolved for the City to undertake a public consultation process with the community to develop preferred dinghy management options for further consideration. The proposed options included a bollard and chain dinghy storage facility, a pedestrian access water craft launching ramp, or no dinghy storage.

The results of this community engagement process found that the majority of respondents, which were mooring owners, preferred the bollard and chain dinghy storage facility option. The preferred option would include installing a bollard and chain dinghy storage facility that is equitable for the community, enforceable by the City and in line with the Swan River Trust (SRT) and Department of Indigenous Affairs (DIA) guidelines. The proposed storage facility consists of buried bollards with chains, and has the capacity of storing approximately 25 dinghies located around Prawn Bay. This storage option would require further refinement prior to implementation to suit the needs of the community utilising the reserve and dinghies as well as further consultation with the Swan River Trust and Department of Indigenous Affairs.

**BACKGROUND**

Although there is no established right for private citizens to store dinghies on public shoreline reserves in the Swan Canning Riverpark, it has been tolerated in the past for accessing the mooring of larger boats. The growth in boat ownership has increased and highlighted the need for greater control and protection of the shoreline ecology.

The informal approach to date, has resulted in damage to shoreline vegetation and increased risk of riverbank erosion, restricted public access and use of the shoreline, created public safety risk and duty of care issues, difficulties in carrying out routine

shoreline maintenance operations or restoration works and detrimental impacts on the general amenity of the shoreline.

At the Council meeting in January 2011 it was resolved to initiate a consultation process with the community to develop preferred options for further consideration.

The SRT has adopted a policy for dinghy management along the Swan Canning Riverpark shoreline. This policy identifies the foreshore land managers as the responsible agency to manage approved dinghy management systems. The policy outlines that the all foreshore land managers must have an approved dinghy management system along their foreshore.

The objectives of the policy are to;

- prevent alienation of public open space and foreshore reserve areas,
- mitigate environmental impacts on the Riverpark,
- improve the integrity of environmentally sensitive areas of river shoreline,
- maintain and improve public safety and access to the river shoreline,
- provide support for local government to implement local responses consistent with a river-wide approach and,
- support the establishment of orderly management systems in appropriate locations.

Dinghy storage in the Swan Canning Riverpark may be considered in circumstances where;

- there are limited opportunities to provide alternate systems such as dinghy launching facilities,
- they are in an approved storage system managed by foreshore land managers,
- they are identified in a manner consistent with the Navigable Waters Regulations Part VA,
- they do not cause environmental damage,
- they are not the predominant use on the shoreline and
- they do not limit access between the river reserve and public open space

This regulation allows simple enforcement within the SRT Development and Control Area by allowing authorities to remove illegally placed dinghies. With the recent gazetting of additional supporting enforcement regulations, dinghies that are left on the foreshore more than 8 hours and that are not part of an approved dinghy management system will be subject to removal and a fine of up \$5000 by the SRT.

## **COMMENT**

It is clear the results of the community engagement process found the majority of respondents were in favour of the bollard and chain dinghy storage option. The proposed bollard and chain system was supported by 50% of the respondents. Any storage option would require further refinement prior to implementation to suit the needs of the community utilising the reserve and dinghies, as the respondents identified a large range of requirements to take into consideration. Additionally any management system would be subject SRT's approval.

As a result of this regulation, the City of Melville Council chose to ban all dinghies along the foreshore, phasing out dinghies over an 18 month period. The City of Melville designated areas for dinghy storage prior to the total ban as of 1 July 2014. The City of Canning has policies in place that ban dinghies from the foreshore. To date the only council along the Swan River with an approved dinghy storage system is the Town of Peppermint Grove; this system only accommodates a small amount of dinghies. In recent months the Leeuwin boat launching facility located across the river from Prawn Bay in East Fremantle was improved to accommodate more boat launching activities and parking.

In addition, any landscape treatment would need to consider the cultural significance of the area to local Nyoongars. Prawn Bay Reserve 36420 contains one registered Aboriginal Site the Swan River (Site ID 3536). As part of the project to develop a coherent approach to development along the river, there has been significant discussion with traditional Nyoongar Elders to produce a plan for development works to be approved under the Section 18 of the Aboriginal Heritage Act. Consultation on 13 and 14 October 2010 with the designated Traditional Owners of the Swan River (as part of a wider review of consultation requirements under Section 18 of the Aboriginal Heritage Act) indicated that they preferred that no dinghies be stored on the foreshore.

It is estimated that the required costs for the implementation of the bollard and chain dinghy storage system would be approximately \$25,000. However, further funding will be required for the planning, Section 18 followed by the construction, operation, administration, and enforcement of the safe and equal storage system. While development of a storage system has begun as part of the current reporting process, further community engagement is required to suit the needs of the community, SRT and the DIA.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

It is estimated that the required costs for the installation of the bollard and chain dinghy storage system would be approximately \$25,000. It is proposed that funding will be listed for inclusion in the 2013/14 capital budget. However, further funding will be required for the planning, Section 18, followed by the operation, administration, and enforcement of the safe and equal storage system and this is proposed to be included in the 2013/14 operational budget.

### **Legal**

An approved dinghy management plan will decrease the City's exposure to potential public liability issues, be in compliance with relevant state legislation (SRT) and ensure the public have safe and equal access to the river and foreshore. With the recent gazetting of additional supporting enforcement regulations, dinghies that are left on the foreshore more than 8 hours and that are not part of an approved dinghy management system will be subject to removal and a fine of up to \$5000 by the SRT.

### **Operational**

The planning, consultation, construction, administration, enforcement and operation of a dinghy storage facility will require capital and operational expenditure.

## **Organisational**

Nil

## **CONCLUSION**

The management of dinghies and other water craft along the foreshore is considered the City's responsibility under State Legislation and the Reserves Vesting. It is clear from the recent community engagement process that there is strong community support for a dinghy storage facility along the foreshore.

Until a decision is made on the method in which the Council wishes the City to undertake the management of dinghies along the foreshore, the City will remain out of compliance with relevant State Legislation. Additionally, in keeping good faith with the Traditional Owners of the Registered Site, it is recommended to consider their preferences in the decision making process.

## **STRATEGIC AND POLICY IMPLICATIONS**

- Lead in the provision of environmentally sustainable solutions for the benefit of future generations.
- Create a community where people feel safe in both private and public spaces
- Providing a great vibrant City in which to live work and play, through growth and renewal.

## **COMMUNITY ENGAGEMENT**

Community engagement was undertaken during the months of July and August 2011 with the aims to:

1. Evaluate support for the proposed dinghy management options;
2. Assess reasons for support or opposition;
3. Assist council to determine a preferred option to put forward to the relevant government authorities on this issue.

The objectives of the community engagement process were to provide stakeholders and the community with:

- Information about the dinghy management plan and proposed storage options;
- Opportunity to make inquiries, ask questions and clarify any information provided; and;
- Opportunity to provide feedback to the City on the proposed storage options.

A two-step process was used for this engagement process:

1. Hard copy survey package mailed out directly to 47 mooring licence holders,
2. Hard copy of the survey was distributed in to the North Fremantle community via the Fremantle Herald

An online survey (using the same questions as the hard copy survey) available to the wider community through a link placed on the City's website.

A total of 39 people completed the survey: six via hard copy and 33 online. It should be noted that 22 respondents indicated that they use the river to access a boat mooring or launch a dinghy (or similar), representing 56% of the survey sample, and a bias toward the interests of this stakeholder group. A summary of results is shown below;

- The majority of respondents live in North Fremantle (76%) and use the river foreshore for a range of informal recreation purposes.
- The majority of respondents (81%) are opposed to banning dinghy storage on the foreshore.
- Similarly, the majority of respondents (65%) are opposed to a pedestrian access ramp being created to launch a dinghy from the foreshore.
- The dinghy storage system consisting of bollards and anchor chain is preferred by most (50%) respondents, while the pedestrian access ramp is preferred by 31% of respondents and banning dinghy storage is preferred by 19% of respondents.

A dinghy storage system is the most preferred option for a dinghy management plan.

## **VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

## **OFFICER'S RECOMMENDATION**

**MOVED: Cr J Strachan**

That Council;

1. Approves a bollard and chain storage system to be put into place at Prawn Bay Reserve that accommodates the community's boat storage needs subject to the Swan River Trust's approval.
2. Lists for consideration funds of \$25,000 in the draft 2013/2014 Capital Budget for the installation of a bollard and chain system around Prawn Bay.
3. Lists for consideration funding for the administration, implementation and enforcement of the SRT regulation SRT/D26 in the Operating budget.

**Cr D Thompson MOVED an amendment to the Officer's Recommendation to include the following wording to Part 1 of the recommendation:**

**That Council;**

1. **Approves a bollard and chain storage system to be put into place at Prawn Bay Reserve that accommodates the community's boat storage needs subject to:**
  - a) *Swan River Trust's approval.*
  - b) *Minimisation of storage footprint*

- c) Fee system put in place to recover initial and ongoing costs**
- d) Limited time span for implementation of storage access to allow equitable access to limited storage spaces.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	

**COMMITTEE RECOMMENDATION**

**MOVED: Cr J Strachan**

That Council;

- 1. Approves a bollard and chain storage system to be put into place at Prawn Bay Reserve that accommodates the community’s boat storage needs subject to:**
  - a) Swan River Trust’s approval.**
  - b) Minimisation of storage footprint**
  - c) Fee system put in place to recover initial and ongoing costs**
  - d) Limited time span for implementation of storage access to allow equitable access to limited storage spaces.**
- 2. Lists for consideration funds of \$25,000 in the draft 2013/2014 Capital Budget for the installation of a bollard and chain system around Prawn Bay.**
- 3. Lists for consideration funding for the administration, implementation and enforcement of the SRT regulation SRT/D26 in the Operating budget.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr David Hume Cr Tim Grey-Smith Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	

**REASON/S FOR CHANGE TO OFFICER'S RECOMMENDATION**

To add parts b, c and d to Part 1 of the Officer's Recommendation.



**SGS1304-7 CITY OF FREMANTLE DRAFT LOCAL BICYCLE PLAN 2013-2017**

<b>DataWorks Reference:</b>	165/008
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	10 April 2013
<b>Previous Item:</b>	Nil
<b>Responsible Officer:</b>	Peter Pikor Director Technical Services
<b>Actioning Officer:</b>	Phillip Adams, Manager Infrastructure Projects
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	City of Fremantle draft Local Bicycle Plan 2013-2017 (under separate cover)

**EXECUTIVE SUMMARY**

Following the expiry of the previous Bike Plan for Fremantle, a new plan was developed for 2011 - 2016. This Plan was adopted by Council in September 2010. This Plan focused on increasing integration of bicycle facilities within the City's transport structure to promote cycling as an alternative form of transport.

Ongoing changes to the City have stimulated a detailed review of the existing plans relating to bicycle infrastructure. This has identified the need to update the 2011 - 2016 Bike Plan. Accordingly, a draft Local Bicycle Plan 2013 - 2017 has been developed. This draft Plan provides a comprehensive guide to the policies and programs that is intended the City will commit to, with the aim of becoming one of the best cycling friendly cities.

It is proposed that this Draft Local Bicycle Plan be released for community input prior to Council's formal adoption.

**BACKGROUND**

Bike Plans are strategic documents which give Local Governments a clear action plan to improve their cycling infrastructure and strategies on public involvement. The staging of actions for a Bike Plan is usually over five years and shows a commitment from the City to pursue excellence in alternative transport options for both commuters and recreational users.

**COMMENT**

Whilst the current cycling rates in Fremantle is almost double the Perth average, they are very low in comparison to many other liveable cities in Europe and North America. It is considered that, to improve the modal share for cycling in the City over the next five years will require a continuous high quality cycling network together with community behaviour change. A detailed local bicycle plan for the next five years has been developed that identifies new infrastructure such as bike lanes as well as use of education and information to bring about behaviour change.

The Draft Local Bicycle Plan focuses on three approaches to a safe, well connected Fremantle bicycle network:

*1. Everyone with access to a bike*

The City will ensure that everyone will have access to a bike and welcomes the expansion of such incentives that provides free or affordable cycle hire in the City.

*2. Hard Infrastructure – Well connected, safe and secure cycling infrastructure*

The City will ensure that its cycling network is safe, enjoyable and a well connected with completed network of separated bike lanes, clearly marked cycle route and clear signage of a safe and legible cycling environment.

The City will also plan for and provide improved 'end of trip' facilities such as bicycle lockers, secure bike parking areas that are a requirement of many bicycle trips in addition to convenient bike parking.

*3. Soft Infrastructure – Education and promotional programs.*

The City will encourage a community of cycling through education, cycling promotion, behaviour change, and community support programs. We will be an advocate for school based road safety education that is inclusive of cycling skill as and safety training and for community based road safety education. Soft solutions give people practical information and positive reasons for using a bike.

By combining the above approaches the City aims to achieve the ambitious target of doubling its cycling rate from 2.9% to 5.8% by 2017.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

There will need to be consideration on funding allocated for the implementation of the Local Bike Plan projects. This funding will be allocated through the usual Council budgeting process. The City will also pursue additional funding from the State Government. The well developed relationship between project officers at Bikewest has added to the success of acquisition of these funds by highlighting opportunities for improvement and flexibility in project delivery.

### **Legal**

The regulatory pavement marking and signage is required to be in accordance with Main Roads WA standards.

### **Operational**

Nil.

### **Organisational**

Promoting the benefits of cycling in the community will benefit the organisation as a whole and increasing the cycling infrastructure will benefit the community in terms of

sustainable transport options as well as the health and well being benefits that come from cycling as a transport option.

**CONCLUSION**

The draft Local Bicycle Plan 2013-2017 provides a comprehensive guide to the policies, programs and infrastructure investment to make Fremantle one of the best cycling friendly cities. The implementation of this plan will result in some dramatic changes to the City’s cycling infrastructure. It is initially proposed that the draft plan is released for community consultation.

**STRATEGIC AND POLICY IMPLICATIONS**

Transport: lead in the provision of environmentally and economically sustainable transport solutions.

**COMMUNITY ENGAGEMENT**

The draft plan is proposed to be released for community consultation.

**VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

**COMMITTEE AND OFFICER'S RECOMMENDATION**

**MOVED: Cr J Strachan**

**That Council:**

- 1. Receives that draft City of Fremantle Local Bicycle Plan 2013-2017**
- 2. Authorises the draft City of Fremantle Local Bicycle Plan 2013-2017 to be released for community consultation and a further report be presented on the outcomes.**

**CARRIED: 6/0**

<b>For</b>	<b>Against</b>
Cr Jon Strachan Cr Tim Grey-Smith Cr David Hume Cr Sam Wainwright Cr Dave Coggin Cr Doug Thompson	

## MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil.

## REPORTS BY THE MAYOR OR OFFICERS OF COUNCIL

### STATUTORY COUNCIL ITEMS

#### C1304-01 MONTHLY FINANCIAL REPORT-MARCH 2013

<b>DataWorks Reference:</b>	087/002
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	Council 27 March 2013
<b>Previous Item:</b>	C1302-2 of 27 February 2013
<b>Responsible Officer:</b>	Glen Dougall, Director Corporate Services
<b>Actioning Officer:</b>	Alan Carmichael, Manager Finance and Administration
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	<ol style="list-style-type: none"><li>1. Statement of Financial Activity by Nature to 28 February 2013</li><li>2. Statement of Financial Position to 28 February 2013</li><li>3. Determination of Closing Funds (Net Current Assets) to 28 February 2013</li><li>4. Schedule of Accounts Paid February 2013</li><li>5. Investment Report to 28 February 2013</li><li>6. Debtors Outstanding as at 28 February 2013</li><li>7. Payment Report for February 2013 (<b>under separate cover</b>)</li></ol>

## EXECUTIVE SUMMARY

The City adopted its Annual Budget on 25 July 2012 with an estimated municipal surplus of \$80,000.

This report highlights any issues that may impact on the financial position to 30 June 2013 and the opening funds for the 2013/2014 Budget.

## BACKGROUND

The 2012/13 Budget was adopted on 25 July 2012 with an estimated municipal cash surplus of \$80,000. Item SGS1212-10 on 19 December 2012 for the Local Government Reform Survey resulted in the surplus being reduced to \$65,000 and item PSC1302-27 on 27 February 2013 for the Kings Square project design competition then reduced the surplus to \$5,000.

The Council at its meeting on Wednesday 25 July 2012 (Item SGS1207-3) adopted nature and type as the preferred reporting format and 2.5% with a threshold of \$200,000 as the level for explanation of variances.

## **COMMENT**

As the mid-year budget review item is included with this agenda this monthly report is only provided to reference the monthly attachments.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

This report is provided to enable council to keep track of how the allocation of costs is tracking against the budget. It is also provided to identify any issues against budget which council should be informed of.

### **Legal**

Regulation 13 (Financial Management) under section 6.10 of the Local Government Act 1995 (Listing of Accounts Paid).

Regulation 34 (Financial Management) under section 6.4 of the Local Government Act 1995 (Financial Report by Nature and Explanation of Variances).

### **Operational**

This report is provided to council to keep track of the operational issues affecting the implementation of projects and activities provided for under the 2012/13 adopted budget by reporting actual revenue and expenditure against budget.

### **Organisational**

No direct impact but results year to date may highlight matters that have arisen or may need to be addressed in the future.

## **CONCLUSION**

The financial statements as attached are received.

## **STRATEGIC AND POLICY IMPLICATIONS**

Nil

## **COMMUNITY ENGAGEMENT**

Nil

## **VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

## **OFFICER'S RECOMMENDATION**

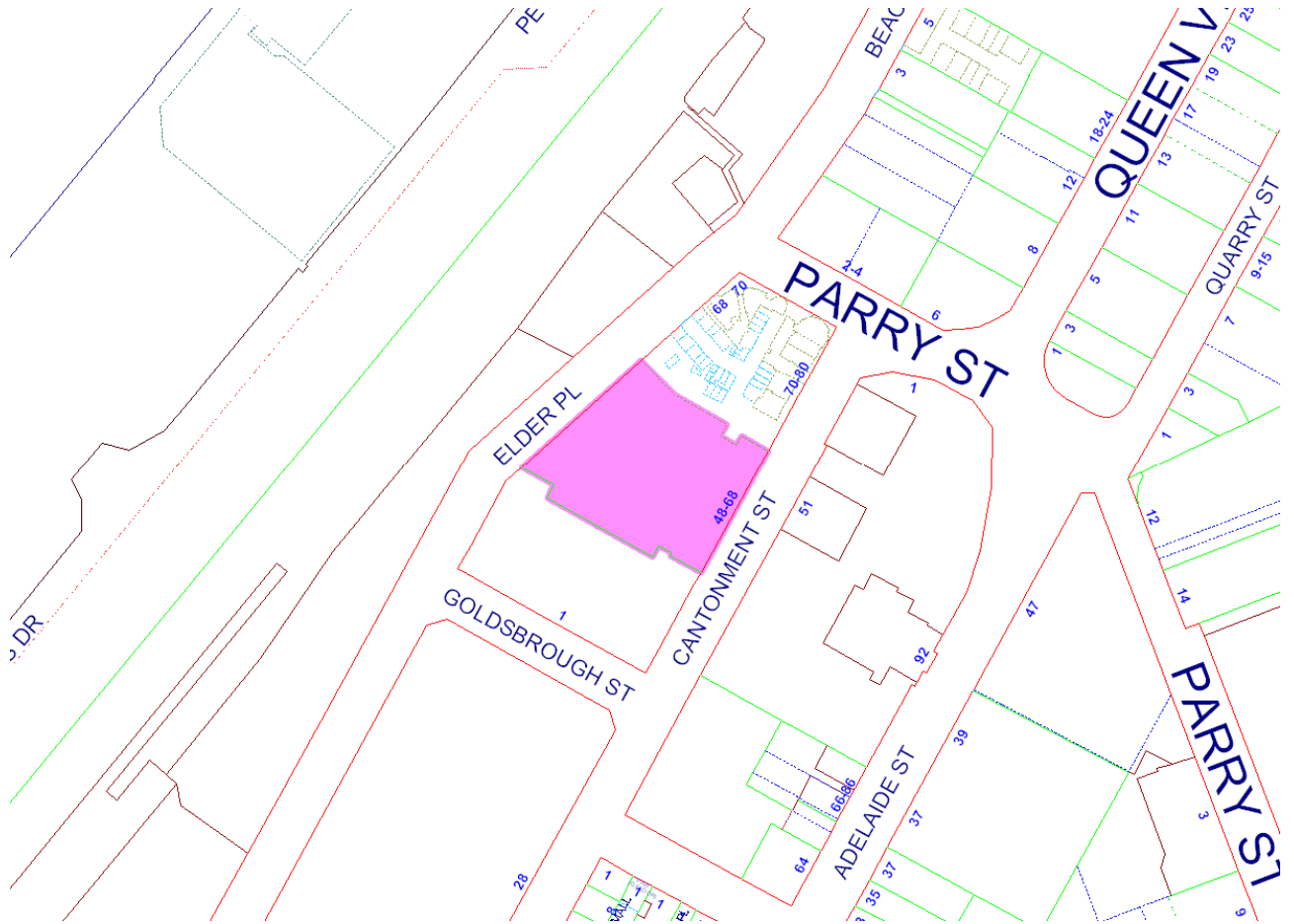
**The City of Fremantle Financial Report for the period ended 28 February, 2013 is received.**



## COUNCIL ITEMS

**C1304-02      ADDITIONAL REPORT - SAT MATTER - CANTONMENT STREET NO  
48-68 (LOT 201 AND STRATA LOT 40 ON LOT 202) REMOVAL OF  
TIMBER FLOORING FROM HERITAGE LISTED SITE  
(WOOLSTORES)**

**DataWorks Reference:**            059/002  
**Disclosure of Interest:**        Nil  
**Responsible Officer:**            Manager Statutory Planning  
**Actioning Officer:**             Coordinator Planning Mediation  
**Date of Meeting:**                24 April 2013  
**Decision Making Level:**        Council  
**Previous Item Number/s:**        PSC 1203-29 (7 March 2012); PSC1304-49 (3 April 2013)  
**Owner Name:**                    MMAGS  
**Submitted by:**                    N/A  
**Scheme:**                            City Centre  
**Heritage Listing:**                Heritage List – Local Planning Scheme No. 4  
    MHI Management Category 2  
**Existing Landuse:**                Vacant Building





## **EXECUTIVE SUMMARY**

This matter was considered by the Planning Services Committee (PSC) at its meeting held on the 3 April 2013 (Refer PSC1304-49) and the Committee resolved to refer its recommendation to the April 2013 meeting of Council for consideration. Since that decision, the owners have advised that they will be submitting further information. Having regard to this, it is recommended that the matter be referred to the next appropriate meeting of the PSC.

## **PLANNING COMMENT**

At its meeting held on the 3 April 2013, the PSC resolved as follows:

- A *That Council, having regard to Section 26(a) and (b) of the State Administrative Tribunal Act 2004, advise the State Administrative Tribunal that it does not agree to the draft Deed, as the City is of the view that there is still a significant amount of timber that has yet to be returned and the Council is not yet satisfied that sufficient explanation for this has been provided, and;*
- B *That Council authorises the Chief Executive Office to continue with the legal proceedings under Section 218 of the Planning and Development Act for the unauthorised works as soon as practical.*

The PSC then resolved to forward its decision to the 24 April 2013 Council meeting.

The owners have advised that they wish to submit additional information in relation to this issue. As there is no specific time frame to deal with this matter, and the additional information may have a bearing on this issue, there are no objections to deferral of this matter to enable this information to be considered.

## **OFFICER'S RECOMMENDATION**

**That consideration of this matter be deferred to the next appropriate meeting of the Planning Services Committee.**

**C1304-03 APPOINTMENT OF CANTONMENT HILL WORKING GROUP**

<b>DataWorks Reference:</b>	039/068
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	24 April 2013
<b>Previous Item:</b>	SGS1212-2
<b>Responsible Officer:</b>	Peter Pikor, Director Technical Services
<b>Actioning Officer:</b>	Lionel Nicholson, Manager City Works
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Instrument of Appointment – Cantonment Hill Working Group

**EXECUTIVE SUMMARY**

**This item presents the proposed membership for the Cantonment Hill Working Group. Council agreed at the December 2012 Ordinary meeting to reinstitute a working group to participate in the implementation of the approved master plan and associated first stage works for Cantonment Hill.**

**Attached with this agenda for reference is the Instrument of Appointment for the Cantonment Hill Working Group.**

**BACKGROUND**

At the December 2012 Ordinary Meeting of Council, it was considered due to the successful completion of the master plan and high public interest in this significant project the community should continue to participate in the implementation of the Cantonment Hill Master Plan. This partnership will ensure outcomes are managed to timelines, targets are achieved and maximise opportunities for securing grant funds.

The Working Group will participate in the implementation of the master plan and ensure the following essential outcomes are achieved;

- Integrated implementation and management of stages
- Consultation with the community.
- Secure available grant funding.
- Cooperative working arrangement with the Army Museum Foundation.

The key recommendations of the plan include short and long term goals and the main options in the plan are summarised below;

Oval Area – Community consultation results identified that the oval area is considered a priority for a low key nature play area with interpretive signage, river views, irrigated lawn and requires earthworks to reinstate original landform. The estimated cost of these works including the indigenous garden area near the tunnel is \$540,000.

Bush Forever Site – Proposal to retain all trees and revegetate site, plus construct new paths, interpretive sites with detailed site management and interpretive plans are to be developed. The report provides an estimated cost of \$215,000 for these works.

Naval Store - This is a significant entry statement and will require part restoration in the short term. Suggested various uses include a bicycle service centre, café / kitchen, multi - purpose music performance space to semi permanent studio / office space.

Signal Station – This is a highly visible landmark, and the draft report recommends that the City should carry out partial restoration including;

- Up-lighting the building
- Remove all fencing except those sections required for safety reasons
- Repair windows and reconnect services.

To address safety and risk implications building audits are to be carried out on the Naval Store and Signal Station to assess the condition of these structures and suitability for potential uses.

The plan indicates that if partial restorative works are undertaken immediately some use of the area and buildings is possible and can generate an income stream for the City.

### Stage of works

Following assessment of the works, it is proposed that initially, the oval and the Bush Forever site works be undertaken as the first stage.

### Expressions of Interest

For the Naval Store and Signal Station, it is proposed that the City invite expressions of interest from public and commercial organisations who may be interested in leasing all or parts of these facilities for their best use in accordance with the objectives of the master plan.

## **COMMENT**

The recommended working group requirements in the instrument of appointment are:

Two elected members

- One community member with a heritage interest
- One community member with an aboriginal interest
- One representative from the Army Museum of western Australia
- Three community representatives with interest, knowledge or experience in landscape master planning, environment science or natural areas

The following people have submitted their applications and are willing to be part of the working group:

Dr Peter Cock – demonstrated experience as an environmental consultant on large projects and a interest in preserving and enhancing character of Fremantle

Jeremy Wilks – a senior landscape architect with suitable experience and keen to reinvigorate open space assets for community use

Vaughn Brazier – demonstrated experience in property development, involvement in securing funding and member of former working group

Paula Amaral – member of former working group, professional artist and active networker in local community

Patrick Howard – founding member Cantonment Hill Residents Action Group, member of former working group

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

The master plan proposes a number of recommendations and identifies works to the Oval and Bush Forever areas costing \$655,000. The works to the Signal Station and Naval Store were not costed in the draft plan however are expected to be of significant amounts.

The building condition audit is estimated to cost approximately \$50,000 and is currently in progress.

Currently there are cash-in-lieu funds of \$130,000 available and \$2 million allocated in reserve funding for Cantonment Hill.

It is expected that other longer term funding opportunities might come from the Lotteries Commission or other Federal and State Government bodies.

### **Legal**

The master plan was been prepared in consultation with the Heritage Council of WA, Department of Planning and other stakeholders. In order for any works to occur on Cantonment Hill, consent from the Minister for Indigenous Affairs under Section 18 of the Aboriginal Heritage Act 1972 must be obtained.

### **Operational**

Implementation of the stages of the master plan can be carried out with internal resources or external contractors pending strategic and budget priorities. It is estimated that the first stage works will start in May 2013 after detailed designs are prepared.

### **Organisational**

The implementation of the master plan will draw resources from multiple business units and require the preparation of a detailed project management plan. The Directorate Corporate Services will progress the administration of calling of expressions of interest and commercial operations.

## CONCLUSION

The proposed membership comprises a wealth of knowledge, experience and continued participation from former members of the working group responsible for the development of the master plan. The proposed two elected members to participate on the working group will be considered at the council meeting.

## STRATEGIC AND POLICY IMPLICATIONS

### *Strategic Imperative - Character*

Sustain and grow arts and culture and preserve the importance of our social capital, built heritage and history.

### *Strategic Imperative - Urban Renewal and Integration*

Provide a great place to live, work and play through growth and renewal

## COMMUNITY ENGAGEMENT

The implementation of the plan will continue to include community participation demonstrating the City's commitment to empowering its community to play an active role in its business of delivering services.

The whole process of developing the master plan was a community engagement and facilitation exercise. The preparation of the master plan included three open days of the signal station. These took place in September 2010, May 2011 and February 2012. Members of the group also carried out an on-line community survey and presented the report to the working group. The South West Aboriginal Land and Sea Council (SWALSC) recommended a consultant who identified the Elders for engagement. This consultation involved a meeting in Fremantle and visit to Cantonment Hill. SWALSC were sent a copy of the final draft plan for comment.

## VOTING AND OTHER SPECIAL REQUIREMENTS

Absolute Majority Required

## OFFICER'S RECOMMENDATION

**That Council appoints the following members of the Cantonment Hill Working Group:**

- **Dr Peter Cock**
- **Jeremy Wilks**
- **Vaughn Brazier**
- **Paula Amaral**
- **Patrick Howard**
- **Cr \_\_\_\_\_ and Cr \_\_\_\_\_ as the elected member representatives.**



**C1304-04 INFORMATION REPORT - APRIL 2013**

**REJECTION OF TENDER FCC395/12 FOR FREMANTLE ARTS CENTRE ELECTRICAL UPGRADE**

**DataWorks Reference:** 039/073  
**Author:** Glen Dougall, Director Corporate Services  
**Agenda Attachments:** Nil

The CEO accepted a recommendation from the Major Procurement Approval Panel (MPAP) for Fremantle Arts Centre Electrical Upgrade to reject all tenders. Technical Services will apply for additional funding in the next financial year to complete the project with a new tender.

*Note: The MPAP is comprised of the Director Corporate Services, the Director Community Development, the Director Technical Services and the Director Planning and Development Services or their delegate (the delegate must be an operational manager not involved as a requestor or evaluator), and one operational manager or coordinator who is independent to the area from which the contract or tender relates.*

**ACCEPTANCE OF TENDER FCC394/12 FOR CENTRE MANAGEMENT SOFTWARE SYSTEM**

**DataWorks Reference:** 039/073  
**Author:** Glen Dougall, Director Corporate Services  
**Agenda Attachments:** Nil

The CEO accepted a recommendation from the Major Procurement Approval Panel (MPAP) for Centre Management Software System to be awarded to Links Modular Solutions Pty Ltd for the price of \$132,000.00 including GST.

*Note: The MPAP is comprised of the Director Corporate Services, the Director Community Development, the Director Technical Services and the Director Planning and Development Services or their delegate (the delegate must be an operational manager not involved as a requestor or evaluator), and one operational manager or coordinator who is independent to the area from which the contract or tender relates.*

**QUARTERLY PROJECTS REPORT**

**DataWorks Reference:** 030/012  
**Author:** Peter Pikor, Director Technical Services  
**Agenda Attachments:** Attachment 1 - Capital works progress report

Please refer to Attachment 1 for an update on the projects that the City is undertaking for information.

**OFFICER'S RECOMMENDATION**

The information report for April 2013 be received.



**C1304-05      CONSIDERATION OF FULL POSTAL ELECTIONS FOR THE 2013  
LOCAL GOVERNMENT ORDINARY ELECTIONS**

<b>DataWorks Reference:</b>	099/010
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	24 April 2013
<b>Previous Item:</b>	SGS1011-6 (Council 24 November 2010)
<b>Responsible Officer:</b>	Glen Dougall, Director Corporate Services
<b>Actioning Officer:</b>	Melody Foster, Governance Officer
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	Letter from the WA Electoral Commissioner

**EXECUTIVE SUMMARY**

**The Western Australian Electoral Commissioner has written to the City offering to undertake the 2013 elections as full postal elections. In able to do this, the Council is required to resolve for the elections to be held as postal elections.**

**BACKGROUND**

The Local Government Act 1995 only permits the Western Australian Electoral Commissioner to conduct full postal elections for local government. At its ordinary meeting of 15 December 2003, Council resolved that future elections be conducted as full postal subject to:-

- Confirmation by Council prior to the election
- Confirmation of costs.

**COMMENT**

The next ordinary elections are due in October 2013 which includes a Mayoral election. As per previous years the Electoral Commissioner has confirmed in writing that he is willing to undertake the 2013 elections as full postal.

The estimated cost to conduct the 2013 ordinary elections provided by the Electoral Commission is \$75,000 including GST excluding the following:

- non-statutory advertising;
- any legal expenses other than those that are determined to be borne by the WA Electoral Commission in a Court of Disputed Returns; and
- the provision of one local government staff member to work in a polling place on election day.

That estimate has been based on 19,500 electors, a response rate of approximately 45%, 7 vacancies (6 Councillors and Mayor) and the count to be conducted at the premises of the City. The estimated costs are up slightly on the 2011 elections (2011 estimated at \$65,000). The Commission is required by the Local Government Act 1995

to conduct local government elections on a full cost recovery and recent experience has demonstrated that the Commission final costs are within their estimate.

The recommendation provides for the Electoral Commissioner to be responsible for the ordinary and any other elections in 2013, which means if any extraordinary vacancies should arise, the approvals are in place to proceed with those elections as full postal.

Council has now conducted full postal elections since 2003 with very good levels of voter participation compared to other local authorities.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

Only risk seen is for legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns.

### **Legal**

Only the Western Australian Electoral Commissioner can conduct full postal local government elections.

### **Operational**

Whilst the appointment is for the Western Australian Electoral Commissioner to conduct the elections, the city is still responsible for the preparation of the owners and occupiers roll used in the elections plus providing administrative support for the election process.

### **Organisational**

Induction of any newly elected councillors is the major organisational issue that arises from the conduct of the elections.

## **CONCLUSION**

That Council should conduct the 2013 elections as full postal elections and appoint the Western Australian Electoral Commissioner to conduct the elections.

## **STRATEGIC AND POLICY IMPLICATIONS**

How the ordinary council elections are conducted is a strategic decision, but this item does not recommend any change in the policy that has operated since 2003.

## **COMMUNITY ENGAGEMENT**

Nil

## **VOTING AND OTHER SPECIAL REQUIREMENTS**

Absolute Majority Required

**OFFICER'S RECOMMENDATION**

- 1. In accordance with section 4.20(4) of the *Local Government Act 1995*, the City of Fremantle declare the Electoral Commissioner be responsible for the conduct of the 2013 ordinary elections together with any other elections or polls which may be required; and**
  
- 2. In accordance with section 4.61(2) of the *Local Government Act 1995*, the City of Fremantle decides the method of conducting the elections will be as postal elections.**

**C1304-06 ESPLANADE YOUTH PLAZA**

<b>DataWorks Reference:</b>	023/032;148/015
<b>Disclosure of Interest:</b>	Nil
<b>Meeting Date:</b>	24 April 2013
<b>Previous Item:</b>	Youth Activity and Skate Plaza Location – Esplanade Park
<b>Responsible Officer:</b>	Marisa Spaziani, Director Community Development
<b>Actioning Officer:</b>	Mike Pforr, Coordinator Community Development
<b>Decision Making Authority:</b>	Council
<b>Agenda Attachments:</b>	<b>Attachment 1 – Draft Concept Plans</b> <b>Attachment 2 – Concept Report</b> <b>Attachment 3 – Concept Feedback Report (to be tabled at the meeting)</b>

**EXECUTIVE SUMMARY**

Two draft design concepts have been produced for the proposed Esplanade Youth Plaza, after extensive community engagement.

A decision on the preferred concept option is required for the project to proceed to final design and then construction stage.

An application to Lotterywest for a \$600,000 grant has been approved.

**BACKGROUND**

At the council meeting of 24 October 2012 in relation to the site for the youth plaza council resolved:

*The general area 2, extended west to the treeline including the area in front of the skywheel, excluding the “mound”, and extended to the trees located on the south-west border to integrate Dismantle in the area in which the design for the youth plaza can be designed with the 2009 adopted masterplan amended to include this location.*

At the council meeting of 28 November 2012 council resolved:

That council:

- 1. Recognises the community value and practical amenity of the Esplanade mound and supports its retention through the Youth Activity & Skate Plaza design process; and*
- 2. Requests that an additional conceptual design is prepared for the Youth Activity & Skate Plaza that utilises and integrates the mound within the design.*

Convic Skate Parks were engaged for the design and construction of the facility. Over 280 people participated through workshop attendance or feedback online to inform the development of the design for the youth plaza.

The feedback generated in the engagement report has guided the development of two draft concept plans, inclusive and exclusive of the mound, for the esplanade reserve (pages 22 – 27 Attachment 2). The draft concept plans have been publicly viewed at a second round of community engagement in March 2013. The comment period was open for three weeks.

Feedback has been requested on the draft concepts proposed and whether Option 1 – retaining the mound, or Option 2 – reconfiguring the mound, is more favourable. City officers have also been consulted for recommendations on both options.

Once a final concept is decided the design finalisation to a budget of \$1.2M can commence to achieve the creation of a space that is accessible by the broader youth and community user groups, integrates well with the park and is considerate of the strong skating culture that already exists in Fremantle.

## **COMMENT**

The two draft design concepts (Attachment 1) respond to the project brief to create a multipurpose recreation community and youth space. The community has been engaged from the beginning of this project and the feedback generated has guided the draft concepts presented.

Option 1 works well with the space and retains the mound. The area south of the tree line creates a denser centre of activity in this model. It provides good connectivity to the natural foot traffic that travels from Collie Street towards the pedestrian crossing. The skate area however has a different flow. The mini ramp does not integrate as well into the rest of the skate area. The green space retained in this option is the mound, therefore the useable function of the green space is diminished.

Option 2 utilises the green space of the existing mound location and frees up the green area towards the centre of the park and reconfigures the mound to the east. The whole design is moved to the east and creates better linkages to the top of Essex Street and the carpark. For future planning this also creates likely connections through the existing carpark, should it be developed further in the future.

The resulting skate area moves the mini ramp to the centre of the overall reserve, allowing for better skating flow through more areas of the plaza. The central spine (Woolstores replica) in this version becomes longer, connecting from the carpark to the southern pedestrian crossing. The community feedback (92 responses) on the draft designs, favour option 2, with 8 people not supportive of the youth plaza at all.

The skating areas have been designed to cater from beginners to competition level use. SBA had extensive input to the design process to ensure that it meets the highest competition standards as a street skate and plaza facility.

The skating areas have been designed to cater from beginners to competition level use. The preliminary concepts are costed at \$1.9M and a reduction in some of the features would be necessary to stay within budget.

Additional features include the integration of Dismantle to the site, a parkour area, basketball area, ping pong, BBQ's, seating, landscaping, lighting and focal pieces of art. These are features inclusive of other users and uses that will be important to a multi functional community use plaza.

The Lotterywest application for a grant of \$600,000 has been approved to be paid in arrears. The grant is for a multipurpose outdoor community recreation facility.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

The concepts are to a value of \$1.9M. Council has budgeted \$600,000 and the City has been successful with a Lotterywest grant for \$600,000. The budget for the project is now \$1.2M less project costs prior to construction of \$73,700. The final design will therefore need to be reduced in size and features.

### **Legal**

A trading agreement is in place for two years more with Operation Skywheel. The Skywheel contract will need to be renegotiated or terminated to proceed.

### **Operational**

A annual maintenance budget still needs to be determined.

### **Organisational**

The location of the youth plaza will affect the detailed designs of the adopted master plan of 2009. The plan is awaiting this decision before further progress continues.

## **CONCLUSION**

A new youth plaza of this scope will create recreational and social opportunities for young people, families and visitors in Fremantle. For the skateboarding community this facility has the capacity to become the feature park on the WA calendar for skating and BMX events and competitions.

Each draft concept design has its advantages and disadvantages. A concept design needs to be selected so that the contractors Convic can complete a final design for costing to the available budget.

## **STRATEGIC AND POLICY IMPLICATIONS**

City of Fremantle Strategic Plan 2010 – 2015

Character: Greater engagement with youth and more youth activities and facilities

City of Fremantle Youth Plan 2012 – 2015

Strategy 2 Provide spaces in the City of Fremantle that are welcoming and friendly for young people.

Action 2.8 Explore opportunities to improve the Esplanade as a youth friendly space.

## **COMMUNITY ENGAGEMENT**

Community engagement on the skate features began in the October 2012 school holidays. 74 respondents to the survey provided a preliminary findings. These were provided to Convic as background information.

Engagement on the design features began in January 2013. Over 280 people responded through the online survey (214) or by attending one of two workshops (70). This information is collated in the concept report (pages 22 – 27 Attachment 2).

The draft concepts provided by Convic have been publicly available for comment over March and April 2013 for three weeks. 92 people have provided feedback by survey (34) or by attending workshops (58).

Those preferring Option 1: 39

Those preferring Option 2: 45

Neither option 8

A summary of the feedback gathered from this comment period is collated in the Concept Feedback Report (Attachment 3) to be tabled at the meeting.

## **Voting and other special requirements**

Simple Majority

## **OFFICER'S RECOMMENDATION**

- 1. The City accept the Lotterywest grant for the design and construction of the Youth Plaza and the 2013/14 budget reflect this income and expenditure.**
- 2. Convic be informed that Option 1/2 is the preferred concept for the youth plaza, to proceed to final design to the budget of \$1.2 million dollars.**
- 3. The 2009 adopted Esplanade reserve master plan be amended to include the youth plaza location.**

**C1304-07 STRATEGIC PLAN PROGRESS REPORT - MARCH 2013 - ITEM FOR  
OCM 240413.DOCX**

**DataWorks Reference:** 030/017  
**Disclosure of Interest:** Nil  
**Meeting Date:** 24 April 2013  
**Previous Item:** C1303-3  
**Responsible Officer:** Graeme Mackenzie, Chief Executive Officer  
**Actioning Officer:** Glen Dougall, Director Corporate Services  
**Decision Making Authority:** Council  
**Agenda Attachments:** Strategic Imperatives progress report - March 2013  
(under separate cover):

**EXECUTIVE SUMMARY**

Council adopted its current strategic plan in June 2010 and reviewed these priorities in February 2011. One of the key projects of the plan was to commence a reporting regime that informed the council and community of progress against the achievements of the plan.

The report format shows in graph form the target and actual completion of percentages cumulatively each month, the planned commencement and completion dates, and a comment from the responsible director for each project. The report also has easy to read indicators for each project and summary indicators showing overall progress against each of the strategic imperative areas from the plan.

The report ensures the City remains focused on its strategic imperatives. The report is provided for information and discussion as appropriate.

**BACKGROUND**

Council adopted its current strategic plan in June 2010, with a review in February 2011 as part of an annual process of review. The plan contains seven 'strategic imperative areas' within which there are a number of projects that the council determined were priority projects to achieve the outcomes it sought in each of these strategic areas.

One of the strategic areas is organisational capability. The focus of this area is to ensure the City is capable of delivering the outcomes identified in the plan within the expected timeframes. A key part of that is to ensure that progress on these projects within the strategies are regularly monitored and reported on by officers and overseen by council to ensure the focus is maintained.

**COMMENT**

**2.1.3.31 Conduct examination of scheme provisions to encourage redevelopment of North Fremantle Town Centre (Queen Victoria Street) and proceed with amendments if supported.**



Preliminary work on review of current scheme content commenced. Limited progress due to resources being focused on higher priority projects relating to city centre area.

### **3.1.1.2 Develop action plan for mitigation/adaptation of expected storm Events**

This plan will be developed after the findings of the Consultant's sea level rise study has been received. It is anticipated that the findings will be available in the middle of next year.

## **RISK AND OTHER IMPLICATIONS**

### **Financial**

Nil.

### **Legal**

Local Governments are required to develop and maintain a strategic plan (for the moment known as a plan for the future).

### **Operational**

Further development of the internal systems is being undertaken to ensure proper alignment with the local government reform agenda and reporting of progress for strategic projects.

### **Organisational**

The whole organisation is involved in the delivery of the strategic plan. Organisational capacity and focus on achievement is recognised as a critical success factor in the plan. Reporting against progress on projects the council has identified as priorities is critical in sustaining the focus and reviewing capacity along the way.

## **CONCLUSION**

The City of Fremantle Strategic Plan Progress Report for March 2013 is noted.

## **STRATEGIC AND POLICY IMPLICATIONS**

As discussed within this report.

## **COMMUNITY ENGAGEMENT**

Nil.

## **VOTING AND OTHER SPECIAL REQUIREMENTS**

Simple Majority Required

**OFFICER'S RECOMMENDATION**

The Strategic Plan Progress Report for March 2013 be received.

**CONFIDENTIAL MATTERS**

Nil.

Summary Guide to Citizen Participation and Consultation

**SUMMARY GUIDE TO CITIZEN PARTICIPATION & CONSULTATION**

The Council adopted a Community Engagement Policy in December 2010 to give effect to its commitment to involving citizens in its decision-making processes.

The City values community engagement and recognises the benefits that can flow to the quality of decision-making and the level of community satisfaction.

Effective community engagement requires total clarity so that Elected Members, Council officers and citizens fully understand their respective rights and responsibilities as well as the limits of their involvement in relation to any decision to be made by the City.

<b>How consultative processes work at the City of Fremantle</b>	
<b>The City's decision makers</b>	1 The Council, comprised of Elected Members, makes policy, budgetary and key strategic decisions while the CEO, sometimes via on-delegation to other City officers, makes operational decisions.
<b>Various participation opportunities</b>	2 The City provides opportunities for participation in the decision-making process by citizens via its council appointed working groups, its community precinct system, and targeted community engagement processes in relation to specific issues or decisions.
<b>Objective processes also used</b>	3 The City also seeks to understand the needs and views of the community via scientific and objective processes such as its bi-ennial community survey.
<b>All decisions are made by Council or the CEO</b>	4 These opportunities afforded to citizens to participate in the decision-making process do not include the capacity to make the decision. Decisions are ultimately always made by Council or the CEO (or his/her delegated nominee).
<b>Precinct focus is primarily local, but also city-wide</b>	5 The community precinct system establishes units of geographic community of interest, but provides for input in relation to individual geographic areas as well as on city-wide issues.
<b>All input is of equal value</b>	6 No source of advice or input is more valuable or given more weight by the decision-makers than any other. The relevance and rationality of the advice counts in influencing the views of decision-makers.
<b>Decisions will not necessarily reflect the majority view received</b>	7 Local Government in WA is a representative democracy. Elected Members and the CEO are charged under the Local Government Act with the responsibility to make decisions based on fact and the merits of the issue without fear or favour and are accountable for their actions and decisions under law. Elected Members are accountable to the people via periodic elections. As it is a representative democracy, decisions may not be made in favour of the majority view expressed via consultative processes. Decisions must also be made in accordance with

<b>How consultative processes work at the City of Fremantle</b>	
	any statute that applies or within the parameters of budgetary considerations. All consultations will clearly outline from the outset any constraints or limitations associated with the issue.
<b>Decisions made for the overall good of Fremantle</b>	8 The Local Government Act requires decision-makers to make decisions in the interests of “the good government of the district”. This means that decision-makers must exercise their judgment about the best interests of Fremantle as a whole as well as about the interests of the immediately affected neighbourhood. This responsibility from time to time puts decision-makers at odds with the expressed views of citizens from the local neighbourhood who may understandably take a narrower view of considerations at hand.
<b>Diversity of view on most issues</b>	9 The City is wary of claiming to speak for the ‘community’ and wary of those who claim to do so. The City recognises how difficult it is to understand what such a diverse community with such a variety of stakeholders thinks about an issue. The City recognises that, on most significant issues, diverse views exist that need to be respected and taken into account by the decision-makers.
<b>City officers must be impartial</b>	10 City officers are charged with the responsibility of being objective, non-political and unbiased. It is the responsibility of the management of the City to ensure that this is the case. It is also recognised that City officers can find themselves unfairly accused of bias or incompetence by protagonists on certain issues and in these cases it is the responsibility of the City’s management to defend those City officers.
<b>City officers must follow policy and procedures</b>	11 The City’s community engagement policy identifies nine principles that apply to all community engagement processes, including a commitment to be clear, transparent, responsive, inclusive, accountable and timely. City officers are responsible for ensuring that the policy and any other relevant procedure is fully complied with so that citizens are not deprived of their rights to be heard.

<b>How consultative processes work at the City of Fremantle</b>	
<b>Community engagement processes have cut-off dates that will be adhered to.</b>	1 As City officers have the responsibility to provide 2 objective, professional advice to decision-makers, . they are entitled to an appropriate period of time and resource base to undertake the analysis required and to prepare reports. As a consequence, community engagement processes need to have defined and rigorously observed cut- off dates, after which date officers will not include 'late' input in their analysis. In such circumstances, the existence of 'late' input will be made known to decision-makers. In most cases where community input is involved, the Council is the decision-maker and this affords community members the opportunity to make input after the cut-off date via personal representations to individual Elected Members and via presentations to Committee and Council Meetings.
<b>Citizens need to check for any changes to decision making arrangements made</b>	1 The City will take initial responsibility for making 3 citizens aware of expected time-frames and . decision making processes, including dates of Standing Committee and Council Meetings if relevant. However, as these details can change, it is the citizens responsibility to check for any changes by visiting the City's website, checking the Fremantle News in the Fremantle Gazette or inquiring at the Customer Service Centre by phone, email or in-person.
<b>Citizens are entitled to know how their input has been assessed</b>	1 In reporting to decision-makers, City officers will in 4 all cases produce a community engagement . outcomes report that summarises comment and recommends whether it should be taken on board, with reasons.
<b>Reasons for decisions must be transparent</b>	1 Decision-makers must provide the reasons for 5 their decisions. .
<b>Decisions posted on the City's website</b>	1 Decisions of the City need to be transparent and 6 easily accessed. For reasons of cost, citizens . making input on an issue will not be individually notified of the outcome, but can access the decision at the City's website under 'community engagement' or at the City Library or Service and Information Centre.

## Issues that Council May Treat as Confidential

Section 5.23 of the new Local Government Act 1995, Meetings generally open to the public, states:

1. Subject to subsection (2), the following are to be open to members of the public -
  - a) all council meetings; and
  - b) all meetings of any committee to which a local government power or duty has been delegated.
2. If a meeting is being held by a council or by a committee referred to in subsection (1) (b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following:
  - a) a matter affecting an employee or employees;
  - b) the personal affairs of any person;
  - c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
  - d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
  - e) a matter that if disclosed, would reveal –
    - i) a trade secret;
    - ii) information that has a commercial value to a person; or
    - iii) information about the business, professional, commercial or financial affairs of a person.  
Where the trade secret or information is held by, or is about, a person other than the local government.
  - f) a matter that if disclosed, could be reasonably expected to -
    - i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
    - ii) endanger the security of the local government's property; or
    - iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety.
  - g) information which is the subject of a direction given under section 23 (1a) of the Parliamentary Commissioner Act 1971; and
  - h) such other matters as may be prescribed.
3. A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.









# AGENDA ATTACHMENTS

## Ordinary Meeting of Council

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Wednesday, 24 April 2013, 6.00 pm



C1304-01 MONTHLY FINANCIAL REPORT-MARCH 2013

ATTACHMENT 1



Statement of Financial Activity  
by Nature & Type  
for the period ended 31st March 2013

Description	2012/2013 YTD Actual \$	2012/2013 YTD Budget \$	2012/2013 Revised Budget \$	2012/2013 Adopted Budget \$	Variance Budget to Actual YTD
<b>REVENUE</b>					
Rates (excluding Annual Levy)	-	-	-	-	
Service Charges (Underground Power)	-	-	-	-	
Operating Grants, Subsidies and Contributions	(3,475,345)	(3,121,593)	(4,812,974)	(4,682,289)	11.33%
Capital Grants and Subsidies/Contributions for the development of Assets	(1,565,427)	(1,863,197)	(2,165,122)	(2,141,351)	(15.98%)
Fees and Charges	(20,735,233)	(20,374,536)	(24,563,187)	(24,563,187)	1.77%
Interest Earnings	(1,436,774)	(1,591,602)	(2,140,134)	(2,140,134)	(9.73%)
Profit on Sale of Assets	-	(100,000)	(100,000)	(100,000)	(100.00%)
Other Revenue	(287,338)	(230,791)	(183,182)	(183,182)	24.50%
	<u>(27,500,115)</u>	<u>(27,281,719)</u>	<u>(33,964,599)</u>	<u>(33,810,143)</u>	0.80%
<b>EXPENSES</b>					
Employee Costs	22,443,653	23,603,200	31,690,561	31,690,561	(4.91%)
Materials and Contracts	16,338,430	17,509,559	21,232,469	21,051,784	(6.69%)
Depreciation on Non Current Assets	6,873,347	6,748,939	8,978,014	8,978,014	1.84%
Interest Expenses	275,631	275,969	528,113	528,113	(0.12%)
Utility Charges (gas, electricity, water)	1,271,080	1,463,269	2,110,975	2,110,975	(13.13%)
Loss on Sale of Assets	5,096	471,952	471,952	471,952	(98.92%)
Insurance Expenses	761,027	551,238	716,554	716,554	38.06%
Other Expenditure	1,232,093	1,364,399	1,531,803	1,506,803	(9.70%)
	<u>49,200,358</u>	<u>51,988,525</u>	<u>67,260,441</u>	<u>67,054,756</u>	(5.36%)
<b>Adjustments for Cash Budget Requirements:</b>					
<b>Non-Cash Expenditure and Revenue</b>					
Profit/(Loss) on Asset Disposals	(5,096)	(371,952)	(371,952)	(371,952)	(98.63%)
Depreciation on Assets	(6,873,347)	(6,748,939)	(8,978,014)	(8,978,014)	1.84%
Acquisition of Assets					
Impairment of Assets					
<b>Capital Expenditure and Revenue</b>					
Purchase Land and Buildings - Freehold	543,030	792,783	1,072,790	1,072,790	(31.50%)
Purchase Land and Buildings - Investment	34,288	99,300	123,300	123,300	(65.47%)
Purchase Infrastructure Assets - Roads	3,315,459	3,638,630	3,471,581	3,471,581	(8.88%)
Purchase Infrastructure Assets - Footpaths	194,149	236,116	298,322	298,322	(17.77%)
Purchase Infrastructure Assets - Parks	536,715	971,046	2,853,771	2,840,000	(44.73%)
Purchase Infrastructure Assets - Drains	172,437	298,501	409,980	409,980	(42.23%)
Purchase Infrastructure Assets - Land & Buildings	912,969	1,954,779	5,386,022	5,386,022	(53.30%)
Purchase Vehicles & Heavy Plant	400,066	1,059,680	1,059,680	1,059,680	(62.25%)
Purchase Furniture and Plant & Equipment	219,873	175,032	175,032	165,032	25.62%
Purchase Art Collection	9,455	15,250	18,000	18,000	(38.00%)
Purchase Intangible Assets	24,919	15,087	15,087	15,087	65.17%
Proceeds from Disposal of Assets	(25,453)	(4,697,450)	(4,697,450)	(4,697,450)	(99.46%)
Repayment of Debentures	1,214,421	1,214,421	1,596,419	1,596,419	0.00%
Investment in Managed Funds	198,534	210,000	(7,100,000)	(7,100,000)	(5.46%)
Proceeds from New Debentures	(330,000)	-	(2,050,000)	(2,050,000)	
Self-Supporting Loan Principal Income	(219,227)	(166,031)	(179,447)	(179,447)	32.04%
New Loan Advances	330,000	-	-	-	
Transfers to Reserves (Restricted Assets)	2,132,142	2,104,207	27,704,207	27,704,207	1.33%
Transfers from Reserves (Restricted Assets)	(55,622)	(55,622)	(15,664,991)	(15,664,991)	0.00%
	<u>9,608,154</u>	<u>7,865,729</u>	<u>14,492,303</u>	<u>14,468,532</u>	22.15%
ADD Estimated (Surplus)/Deficit July 1 B/Fwd	(4,063,973)	(4,352,375)	(4,352,375)	(4,352,375)	(6.63%)
LESS Estimated (Surplus)/Deficit June 30 C/Fwd	(13,601,050)	(12,912,163)	(5,000)	(80,000)	5.34%
<b>Amount Raised from Rates</b>	<u>33,967,030</u>	<u>34,011,432</u>	<u>34,090,804</u>	<u>34,090,804</u>	(0.13%)
System Rates	(33,967,030)	(34,011,432)	(34,090,804)	(34,090,804)	

**ATTACHMENT 2**



**City of Fremantle**  
**Statement of Financial Position- Consolidated**  
**as at 31st March 2013**

<i>Description</i>	<i>Note</i>	<i>Current Month</i>	<i>Actual YTD</i>	<i>Audited 2011/2012</i>
<b>CURRENT ASSETS</b>				
Cash and Cash Equivalents		(2,111,828)	29,381,207	18,691,792
Investments		4,708	1,094,386	3,487,881
Trade and Other Receivables		(2,050,632)	4,866,739	2,527,933
Inventories		8,981	202,010	185,961
<b>TOTAL CURRENT ASSETS</b>		<b>(4,148,771)</b>	<b>35,544,342</b>	<b>24,893,567</b>
<b>NON-CURRENT ASSETS</b>				
Other Receivables		-	1,275,728	1,003,700
Investments		27,993	9,571,971	9,373,437
Property, Plant and Equipment		357,369	135,207,984	135,158,869
Investment Property		794	56,037,328	56,125,000
Intangibles		(29,072)	492,295	734,842
Infrastructure		(33,061)	198,505,649	198,765,083
<b>TOTAL NON-CURRENT ASSETS</b>		<b>324,023</b>	<b>401,090,956</b>	<b>401,160,931</b>
<b>TOTAL ASSETS</b>		<b>(3,824,748)</b>	<b>436,635,298</b>	<b>426,054,498</b>
<b>CURRENT LIABILITIES</b>				
Trade and Other Payables		1,210,170	(6,459,879)	(7,222,793)
Long Term Borrowings		-	(381,998)	(1,596,419)
Provisions		(99,873)	(5,135,579)	(5,174,232)
<b>TOTAL CURRENT LIABILITIES</b>		<b>1,110,297</b>	<b>(11,977,456)</b>	<b>(13,993,444)</b>
<b>NON-CURRENT LIABILITIES</b>				
Long Term Borrowings		-	(8,650,744)	(8,320,744)
Provisions		-	(757,338)	(757,338)
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>-</b>	<b>(9,408,082)</b>	<b>(9,078,082)</b>
<b>TOTAL LIABILITIES</b>		<b>1,110,297</b>	<b>(21,385,538)</b>	<b>(23,071,525)</b>
<b>NET ASSETS</b>		<b>(2,714,451)</b>	<b>415,249,760</b>	<b>402,982,973</b>
<b>EQUITY</b>				
Retained Surplus		-	(150,039,326)	(150,382,847)
Reserves - Cash/Investment Backed		-	(10,102,727)	(8,026,208)
Reserves - Asset Revaluation		-	(242,840,920)	(242,840,920)
Net Result (YTD Current Year)		2,714,451	(12,266,788)	(1,732,998)
<b>TOTAL EQUITY</b>		<b>2,714,451</b>	<b>(415,249,760)</b>	<b>(402,982,973)</b>

This statement is to be read in conjunction with the accompanying notes

ATTACHMENT 3



City of Fremantle  
Determination of Closing Funds  
Net Current Assets  
as at 31st March 2013

<i>Description</i>	<i>Current Month</i>	<i>Actual YTD</i>
<b>CURRENT ASSETS</b>		
Cash - Unrestricted	(2,148,240)	18,418,036
Cash - Restricted	41,120	12,057,557
Trade and Other Receivables	(2,050,632)	4,866,739
Inventories	8,981	202,010
<b>TOTAL CURRENT ASSETS</b>	<b>(4,148,771)</b>	<b>35,544,342</b>
<b>CURRENT LIABILITIES</b>		
Trade and Other Payables	1,210,170	(6,459,879)
Long Term Borrowings	-	(381,998)
Provisions	(99,873)	(5,135,579)
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,110,297</b>	<b>(11,977,456)</b>
<b>NET CURRENT ASSETS</b>	<b>(3,038,474)</b>	<b>23,566,887</b>
<b>ADD</b>		
Loan Repayments (Current)	-	381,998
Non Current Rates Debtors	-	290,582
Lease Amortisation - Freo Markets	-	12,964
<b>LESS</b>		
Cash - Reserves - Restricted	-	(10,102,727)
Non Current Leave Provisions	-	(585,238)
Tapper street Leasehold Premiums	-	-
Loan Advances	(55,000)	36,585
<b>CLOSING FUNDS POSITION</b>	<b>(3,093,474)</b>	<b>13,601,050</b>

**ATTACHMENT 4**

SCHEDULE OF ACCOUNTS SUBMITTED TO ORDINARY COUNCIL MEETING			
MARCH 2013 PAYMENTS			
MUNICIPAL FUND			
Cheque/EFT Payment Identifier	In Favour of	Comments-Details	Amount
EF037138 - EF038019	Various Creditors	As Per Attached List	\$ 5,963,864.40
DD000724 - DD000744			\$ 27,375.29
Chq 207061 - 207203			\$ 163,325.83
34822976	Salaries 01/03/2013	Employee Payroll	\$ 2,932.39
34988013	Wages 07/03/2013	Employee Payroll	\$ 130,780.00
35136347	Salaries 13/03/2013	Employee Payroll	\$ 629,095.84
35372378	Wages 21/03/2013	Employee Payroll	\$ 124,722.20
35544548	Salaries 27/03/2013	Employee Payroll	\$ 623,886.89
			\$ 7,665,982.84
TRUST FUND			
Cheque/EFT Payment Identifier	In Favour Of	Comments	Amount
Nil	N/A	N/A	\$ -
			\$ -
RESERVE FUND			
Cheque/EFT Payment Identifier	In Favour Of	Comments	Amount
Nil	N/A	N/A	\$ -
			\$ -
INVESTMENT TRUST			
Cheque/EFT Payment Identifier	In Favour Of	Comments	Amount
Nil	N/A	N/A	\$ -
			\$ -
PROFESSIONAL FUNDS ACCOUNT			
Cheque/EFT Payment Identifier	In Favour Of	Comments	Amount
			\$ -
			\$ -
<b>GRAND TOTAL</b>			<b>\$ 7,665,982.84</b>

ATTACHMENT 5

ATTACHMENT 6 CASH & INVESTMENTS SUMMARY FOR THE MONTH TO 31 MARCH 2013									
<b>CASH &amp; SHORT TO MEDIUM TERM INVESTMENTS</b>									
<b>CASH AT BANK</b>									
	Opening Balance 01 July 2012	Closing Balance 31 March 2013	Cash Investment Portfolio	Interest Received for Month	Actual Return YTD				
	\$	\$	%	\$	\$				
Municipal Bank Account	741,618.53	0.00	0.00%	0.24	6,546.85				
Investment Trust Account	392,212.84	285,200.57	0.95%	601.65	7,104.38				
Reserve Fund	0.00	0.00	0.00%	0.00	N/A				
Mastercard Purchasing Cards	(22,617.23)	(498.60)	0.00%	0.00	N/A				
<b>Total Short Term Cash Deposits</b>	<b>1,111,214.14</b>	<b>284,701.97</b>	<b>0.95%</b>	<b>601.89</b>	<b>13,651.23</b>				
<b>TERM DEPOSITS</b>									
	Opening Balance	Market Value at Reporting Date	Cash Investment Portfolio	Interest Accrued for the Month	Actual Return YTD	Term Deposit Interest Rate			
	\$	\$	%	\$	\$	%			
Matured Term Deposits	9,624,519.20				236,536.12				
WBC Term Deposit 33-3662 - 3mth 30/1/2013 - 30/04/2013	2,573,952.05	2,651,411.61	8.87%	9,773.18	75,233.05	4.34%			
WBC Term Deposit 38-1752 - 5mth 26/10/2012 - 26/03/2013		0.00	0.00%	17,034.57	98,931.55	4.52%			
WBC Term Deposit 38-1752 6mth 26/03/2013 - 26/09/2013		4,000,000.00	13.38%	2,410.96	2,410.96	4.40%			
WBC Term Deposit 41-7006 - 5mth 19/10/2012 - 19/03/2013		0.00	0.00%	7,214.79	57,338.63	4.62%			
WBC Term Deposit 41-7006 - 12mth 19/03/2013-14/03/2014		3,057,338.63	10.23%	4,422.67	4,422.67	4.40%			
WBC Term Deposit 43-4935-3mth 03/12/2012-04/03/2013		0.00	0.00%	1,574.79	35,826.57	4.79%			
WBC Term Deposit 43-4935 4mth 5/03/2013 - 05/07/2013		3,035,826.57	10.15%	9,233.90	9,233.90	4.27%			
NAB Term Deposit 12-232-3051 - 12mth 29/10/2012 - 29/10/2013		3,172,687.46	10.61%	12,179.64	60,112.42	4.52%			
NAB Term Deposit 14-618-5511 - 6mth 22/10/2012 - 22/04/2013		3,000,000.00	10.03%	11,389.32	58,783.58	4.47%			
NAB Term Deposit 14-884-3415 - 8mth 03/12/2012 - 05/08/2013		2,000,000.00	6.69%	7,796.71	29,677.80	4.59%			
Bendigo Term Deposit 818892-6mth 03/12/2012-04/06/2013		2,000,000.00	6.69%	7,813.70	29,742.46	4.60%			
<b>Total Term Deposits</b>	<b>12,198,471.25</b>	<b>22,917,264.27</b>	<b>77%</b>	<b>90,844.23</b>	<b>698,249.71</b>				
<b>CASH INVESTMENTS</b>									
	Opening Balance 01 July 2012	Closing Balance 31 March 2013	Cash Investment Portfolio	Interest Received for Month	Actual Return YTD	Interest Rate			
	\$	\$	%	\$	\$				
Maximiser Account	2,445,095.16	0.00	0.00%	0.00	69,633.78				
Professional Funds Account		2,516,128.63	8.42%	4,024.40	30,171.50	3.05%			
ANZ Negotiator Investor Account		3,057,478.90	10.23%	14,757.08	94,322.85	4.00%			
<b>Total Cash Investments</b>	<b>2,445,095.16</b>	<b>5,573,607.53</b>	<b>19%</b>	<b>18,781.48</b>	<b>194,128.13</b>				
<b>CASH MANAGED INVESTMENTS</b>									
	Opening Balance 01 July 2012	Market Value at Reporting Date	Cash Investment Portfolio	Interest/Rebate Received for Month	Interest/Rebate Received YTD	Market Value Change for Month	Market Value Change YTD	Actual Return for Month	Actual Return YTD
	\$	\$	%	\$		\$		\$	\$
<b>Working Capital</b>									
UBS CMT - 332862	66,750.96	27,245.98	0.09%	143.96	895.59	0.00	0.00	143.96	895.59
<b>Short Term</b>									
#27 Perennial Cash Enhanced Fund	3,223,730.21	1,089,880.52	3.65%	141.28	72,879.74	4,552.27	(6,729.43)	4,693.55	66,150.31
#31 QIC Cash Enhanced Fund	264,150.82	4,505.61	0.02%	0.00	4,292.10	14.77	(3,453.96)	14.77	838.14
<b>Total Managed Cash Investments</b>	<b>3,554,631.99</b>	<b>1,121,632.11</b>	<b>3.75%</b>	<b>285.24</b>	<b>78,067.43</b>	<b>4,567.04</b>	<b>(10,183.39)</b>	<b>4,852.28</b>	<b>67,884.04</b>
<b>CASH &amp; SHORT TO MEDIUM TERM INVESTMENTS SUMMARY</b>									
	Opening Balance 01 July 2012	Market Value at Reporting Date	Interest Received for Month	Interest Received YTD	Market Value Change for Month	Market Value Change YTD	Actual Return YTD		
	\$	\$	\$	\$	\$	\$	\$		
<b>TOTAL CASH INVESTMENTS</b>	<b>19,309,412.54</b>	<b>29,897,205.88</b>	<b>110,512.84</b>	<b>984,096.50</b>	<b>4,567.04</b>	<b>(10,183.39)</b>	<b>973,913.11</b>		

ATTACHMENT 6		CASH & INVESTMENTS SUMMARY FOR THE MONTH TO 31 MARCH 2013 CONT.							
<u>RETURN ON INVESTMENTS SUMMARY BUDGET VS. ACTUAL AS AT 31 MARCH 2013</u>									
	2012-2013 Budget \$	YTD Budget \$	YTD Actual \$	YTD Variance \$					
Investment Interest	(1,340,804.00)	(1,005,602.00)	(984,096.50)	21,505.50					
Cash Management Investment (Increment / Decrement on Valuation)	0.00	0.00	10,183.39	10,183.39					
<b>Sub Total of Short Term Cash Investment Interest</b>			<b>(973,913.11)</b>						
Long Term Investment Interest	(400,000.00)	(210,000.00)	(198,534.22)	11,465.78					
<b>Total Investment Interest</b>	<b>(1,740,804.00)</b>	<b>(1,215,602.00)</b>	<b>(1,172,447.33)</b>	<b>43,154.67</b>					
<b>TRUST FUND</b>									
	Opening Balance 01 July 2012 \$	Closing Balance 31 March 2013 \$	Interest Received for Month \$	Actual Return YTD \$					
CASH AT BANK	4,450.46	1.61	0.00	0.00					
Total Trust Fund	<b>4,450.46</b>	<b>1.61</b>	<b>0.00</b>	<b>0.00</b>					
	Opening Balance \$	Market Value at Reporting Date \$	Cash Investment Portfolio \$	Interest Accrued for the Month \$	Actual Return YTD \$	Term Deposit Interest Rate			
TERM DEPOSITS	539,000.00				11,409.82				
Matured Term Deposits									
NAB Term Deposit 14-803-4282 - 12 mth 20/11/12 -20/06/13		550,933.77	100.00%	0.00	0.00	4.63%			
Total Trust Term Deposit	<b>539,000.00</b>	<b>550,933.77</b>	<b>100%</b>	<b>0.00</b>	<b>11,409.82</b>				
	Opening Balance 01 July 12 \$	New Investment \$	YTD Dividend Received & Reinvested \$	Market Value at 28 February 2013 \$	Market Value at Reporting Date \$	Investment Portfolio %	Market Value Change \$	Variation YTD Excluding New Investment & Reinvestment \$	
LONG TERM INVESTMENTS	2,106,431.67	0.00	71,644.47	2,487,852.99	2,478,623.67	30.50%	(80,873.79)	(9,229.32)	300,547.53
BlackRock Scientific Wholesale Diversified Growth Fund									
BlackRock Scientific Wholesale Diversified Stable Fund	2,890,875.94	0.00	103,159.75	3,171,867.02	3,153,035.25	38.80%	(121,991.52)	(18,831.77)	158,999.56
Schroder Balanced Fund	2,164,623.32	0.00	23,730.00	2,505,828.05	2,493,997.58	30.69%	(11,830.47)	(11,830.47)	329,374.26
Total Long Term Investments	<b>7,161,930.93</b>	<b>0.00</b>	<b>198,534.22</b>	<b>8,165,548.06</b>	<b>8,125,656.50</b>	<b>100.00%</b>	<b>(214,695.78)</b>	<b>(39,891.56)</b>	<b>788,921.35</b>



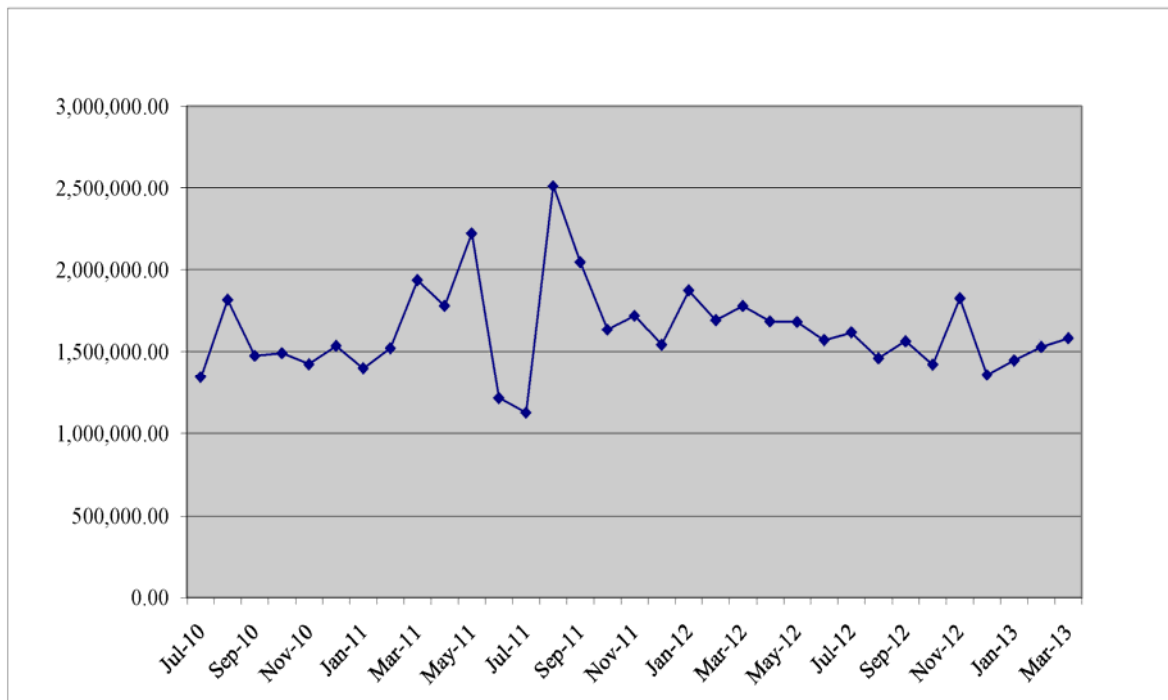
**ATTACHMENT 6**

**DEBTOR'S OUTSTANDING AS AT 31ST MARCH 2013**

**SUMMARY OF SUNDRY DEBTORS  
AS AT 31st MARCH 2013**

DESCRIPTION	CURRENT	30 DAYS OVERDUE	60 DAYS OVERDUE	90 DAYS OVERDUE	TOTAL OUTSTANDING
	373,932.01	141,541.99	49,258.40	413,413.50	978,145.90
CEO Marketing & Economic Development	12,208.55	30,090.83	1,908.70	1,601.60	45,809.68
City Management	-	1,735.44	-	-	1,735.44
Community Development	183,467.63	16,500.00	240.00	11,000.00	211,207.63
Commercial Properties	-	-	-	72,713.72	72,713.72
Commercial Waste	84,670.12	29,983.15	7,415.85	33,488.68	155,557.80
Corporate Services	18.00	-	132.00	333.85	483.85
Domestic Waste	1,700.00	-	-	-	1,700.00
Fredrick Wright MU	4,246.50	-	-	466.53	4,713.03
Fremantle Arts Centre	1,493.00	-	1,560.00	-	3,053.00
Fremantle Leisure Centre	11,881.00	6,926.40	-	295.00	19,102.40
Hall/Reserve Hire	7,833.25	3,385.30	3,300.00	1,886.40	16,404.95
Insurance Workers Compensation	-	2,097.03	-	1,848.00	3,945.03
Miscellaneous Debtor	6,439.47	3,465.03	6,902.54	38,699.78	42,627.88
Mores Building Gallery	3,531.00	-	-	3,744.00	7,275.00
Parking	48,434.79	3,672.48	193.78	2,921.48	55,222.53
Samson Recreation Centre	-	1,589.65	-	229.50	1,819.15
Sporting Clubs	-	787.50	1,270.80	9,328.23	11,386.53
Tapper Street	2,379.50	-	-	-	2,379.50
Technical Services	33,000.00	-	-	-	33,000.00
<b>Total</b>	<b>775,234.82</b>	<b>234,844.74</b>	<b>58,376.99</b>	<b>514,570.71</b>	<b>1,583,027.26</b>

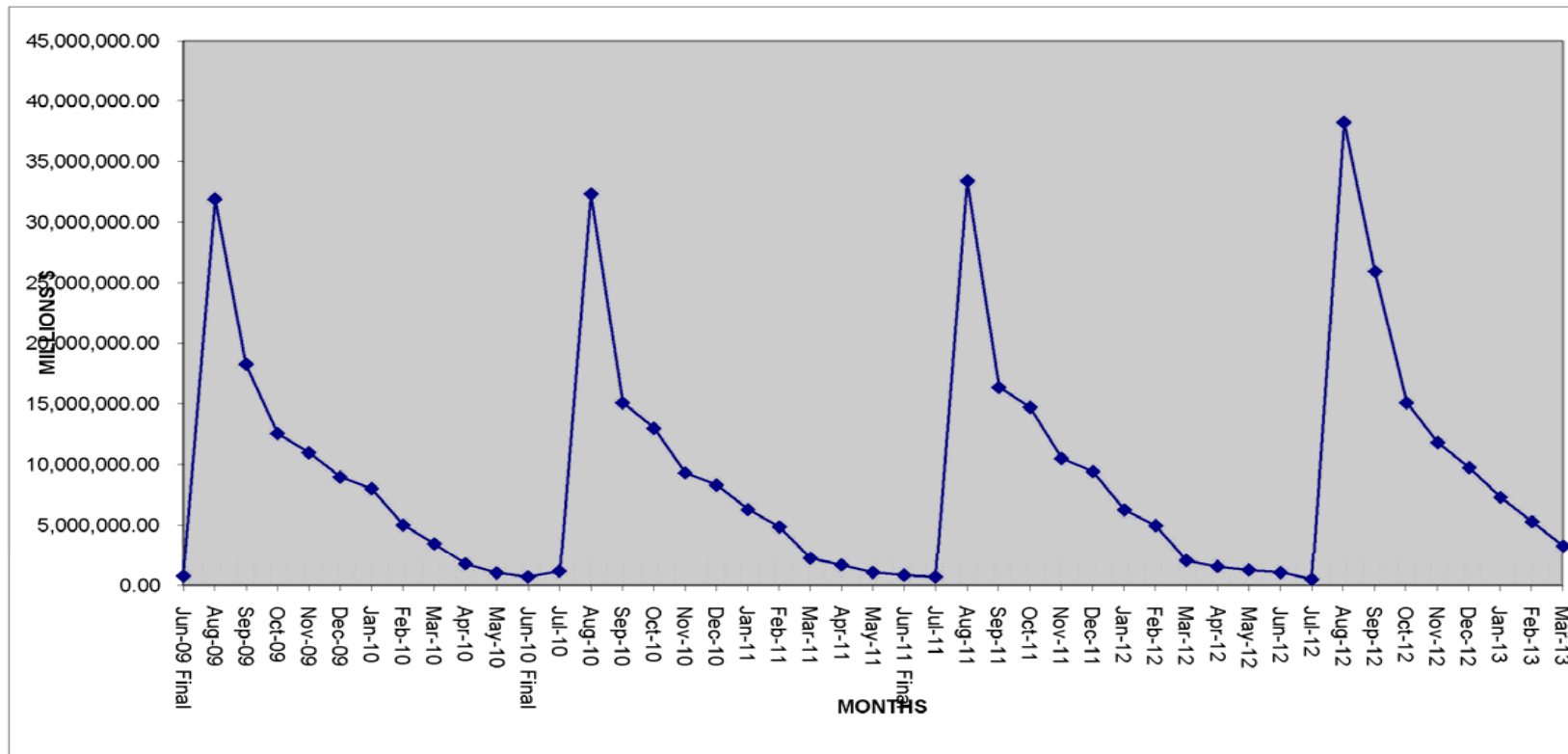
**SUNDRY DEBTORS  
JULY 10 TO MARCH 2013**



# : From July 2009 Invoicing for Commercial Properties and Infrastructure Private Works/Reinstatements is now carried out from the Works & Assets Module

**RATES OUTSTANDING  
AS AT 31ST MARCH 2013**

RATES	\$ 2,993,222.28
DEFERRED RATES	\$ 290,582.17
TOTAL	<u>\$ 3,283,804.45</u>



**C1304-03 APPOINTMENT OF CANTONMENT HILL WORKING GROUP  
ATTACHMENT 1**

## **CITY OF FREMANTLE**

### **CANTONMENT HILL WORKING GROUP – MASTER PLAN IMPLEMENTATION STAGE 1**

#### **INSTRUMENT OF APPOINTMENT and PROJECT DELEGATION**

##### **1.0 INTRODUCTION**

The Council of the City of Fremantle (the "Council") establishes this working group (WG) under the powers given in Section 5.8 of the Local Government Act 1995.

The Council appoints to the WG those persons whose names appear in Section 4.0 below. Membership of the WG shall, unless otherwise specified, be for a term ceasing on the completion of the project specified in the Instrument of Delegation or on the third Saturday in October in the year the City's local government ordinary elections are held, whichever is the sooner, after which time, the Council may appoint members for a further term.

The WG shall act for and on behalf of Council in accordance with provisions of the Local Government Act 1995, local laws and policy of the City of Fremantle and this Instrument.

##### **2.0 NAME**

The name of the WG is:  
CANTONMENT HILL WORKING GROUP - MASTER PLAN IMPLEMENTATION.

##### **3.0 OBJECTIVES**

As detailed in the project delegation

##### **4.0 MEMBERSHIP**

If at a meeting of Council, to make an appointment to a WG:-

- (a) The Mayor of the City of Fremantle indicates an intention to be a member of the WG under section 5.10 (4), then he/she will be a member.
- (b) The CEO indicates an intention to be a member of the WG or nominate a representative of the CEO under section 5.10 (5), then he/she will be a member.

Membership of the Working Group shall be as follows:

- Two (2) elected members
- One community representative with a heritage interest
- One community representative with an aboriginal interest
- One representative from the Army Museum of Western Australia
- Three community representatives with interest, knowledge or experience in landscape master planning, environmental science or natural areas.

## **5.0 PRESIDING MEMBER**

The WG shall appoint a Presiding Member and Deputy Presiding Member to conduct its business. The Presiding Member shall ensure that all members are given equal opportunity for their views to be expressed. Whilst it is expected that the WG will operate cooperatively, meetings are to be conducted generally in accordance with the City of Fremantle Standing Orders. The CEO or delegated nominee will attend the first meeting to conduct the election of the Presiding Member or at a subsequent meeting if a new Presiding Member is to be elected.

## **6.0 MEETINGS**

- 6.1 The WG shall determine the frequency of meetings to meet the specified timelines and outcomes.
- 6.2 Notice of meetings including an agenda shall be given to members at least 7 days prior to each meeting.
- 6.3 If any member is absent from 3 consecutive meetings without leave of the WG, they shall forfeit their position on such WG. Council shall be informed and may appoint a replacement for the balance of the term of appointment.
- 6.4 The Presiding Member shall ensure that minutes of all meetings are kept and shall, not later than 5 days after each meeting, provide the WG members and Council with a copy of such minutes. Minutes shall record all decisions and actions of the working group.
- 6.5 All members of the WG shall have one vote. If the votes of the members present are equally divided, the Presiding Member must cast a second vote.

## **7.0 QUORUM**

Quorum for a meeting shall be at least 50% of the number of offices, whether vacant or not. A decision of the WG does not have effect unless it has been made by a simple majority.

*(Note – Council may, at the request of the WG, agree to set the quorum at a lesser number, however in such circumstances, any recommendation on expenditure of monies or on forming policy positions that is being made to Council or the CEO, the WG must have at least 50% of the members present to make a valid recommendation/s.)*

## **8.0 DELEGATED POWERS**

### **8.1 General Powers**

The WG shall have the power to appoint working parties as required to examine specific issues and report back to the WG.

The WG has the power to co-opt persons to attend the WG meetings from time to time to assist the WG in its functions, but does not have the power to appoint members to the WG. Co-opted persons do not have voting rights.

### **8.2 Specific Powers**

Pursuant to Section 5.8 and 5.16 of the Local Government Act 1995, Council hereby delegates to the WG the following powers and duties for the purposes described in Section 5.17 of the Local Government Act 1995, but subject to the conditions as set out hereunder.

The WG shall have the powers set out in the project delegation

## **9.0 TERMINATION OF WORKING GROUP**

Termination of the WG shall be:

9.1 in accordance with the Local Government Act 1995; or

9.2 at the direction of Council.

## **10.0 AMENDMENT TO THE INSTRUMENT OF APPOINTMENT**

This document may be altered at any time by the Council on the recommendation of the WG, or after giving 14 days notice to the WG.

### **11.0 WORKING GROUP DECISIONS**

WG decisions shall not be binding on Council if such decisions are in conflict with the delegated powers of the Council.

### **12.0 History of Council Resolutions**

COUNCIL RESOLUTION NUMBER DATE .

# **CITY OF FREMANTLE CANTONMENT HILL WORKING GROUP MASTER PLAN IMPLEMENTATION – STAGE 1 PROJECT DELEGATION**

## **PROJECT OBJECTIVE**

This Working Group is established to implement Stage 1 of the approved Master Plan for Cantonment Hill and ensure the following essential outcomes are achieved;

- Integrated implementation and management of stages
- Consultation with the community.
- Secure available grant funding.
- Cooperative working arrangement with the War Museum Foundation.

In participating with the facilitation of the development of the master plan its philosophy and development objectives be adhered to including;

- protection of the cultural heritage significance of the site,
- appropriate construction methods in accordance with the land uses of the site,
- variations from the master plan will require Council approval
- public access plan

Detailed design and construction drawings to be prepared in consultation with the Heritage Council of WA, Department of Planning and other stakeholders.

## **PURPOSE AND BACKGROUND**

In July 2012 Council received the master plan for Cantonment Hill that includes the Cantonment Hill Reserve, Tuckfield Street open space, Naval Store and Signal station. Funds are allocated in the current budget to implement the recommendations of the master plan for Cantonment Hill.

The area which includes the Cantonment Hill reserve, Tuckfield street open space and Signal station and surrounds is significant at the local, state and national level and has the following classifications;

- Listed by the National Trust September 1980
- Placed on the Register of the National Estate October 1982
- Listed by the Heritage Council of WA June 1997
- Fremantle Heritage Municipal Inventory

The area is recognized to have cultural heritage significance based on ethnographic, historic, aesthetic, social and scientific values. The place has ethnographic significance to Aboriginal people.

The heritage significance of this area gives priority to the conservation and ongoing management of all aspects of the surviving landscape, buildings and grounds.

The key recommendations of the plan include short and long term goals and the main options in the plan are summarised below;

Oval Area – Community consultation results identified that the oval area is considered a priority for a low key nature play area with interpretive signage, river views, irrigated lawn and requires earthworks to reinstate original landform. The estimated cost of these works including the indigenous garden area near the tunnel is \$540,000.

Bush Forever Site – Proposal to retain all trees and revegetate site, plus construct new paths, interpretive sites with detailed site management and interpretive plans are to be developed. The report provides an estimated cost of \$215,000 for these works.

Naval Store - This is a significant entry statement and will require part restoration in the short term. Suggested various uses include a bicycle service centre, café / kitchen, multi - purpose music performance space to semi permanent studio / office space.

Signal Station – This is a highly visible landmark, and the draft report recommends that the City should carry out partial restoration including;

- Up-lighting the building
- Remove all fencing except those sections required for safety reasons
- Repair windows and reconnect services.

To address safety and risk implications building audits are to be carried out on the Naval Store and Signal Station to assess the condition of these structures and suitability for potential uses.

The plan indicates that if partial restorative works are undertaken immediately some use of the area and buildings is possible and can generate an income stream for the City.

#### Stage of works

Following assessment of the works, it is proposed that initially, the oval works be undertaken as the first stage and then the Bush Forever site works.

For the Naval Store and Signal Station, it is proposed that the City invite expressions of interest from public and commercial organisations who may be interested in leasing all



or parts of these facilities for their best use in accordance with the objectives of the master plan.

### **SUGGESTED METHODOLOGY**

The Working Group will develop its own methodology to achieve the outcomes, but it is expected that the following will be essential parts of the project:

- Review an Implementation Plan showing; action steps, responsibilities, timelines, resources, potential barriers, and communication plan
- Review detail design and construction plans with required contract administration documentation
- Review an integrated project schedule
- Arrange for appropriate consultation with the community on the detailed plans and construction methodology.

### **OUTCOMES/END STATE**

The practical completion of stage 1 that delivers the following;

- Integrated implementation and management of stage 1 completed within project schedule and budget
- Protection of the area in terms of its cultural heritage significance, natural, built features and protection of community values
- establish a program for ongoing maintenance
- Secure available grant funding
- meet the criteria of being clear, concise, realistic (achievable)
- fulfill statutory obligations;
- Consultation with the community and cooperative working arrangement with the War Museum Foundation

### **MILESTONES/MONITORING**

Project completed in accordance Cantonment Hill implementation schedule.

## **AUTHORITIES**

### **Project Leader – Manager of City Works**

The project leader appointed for this project is the Manager of City Works. It is expected that the Project leader will:

- Work collaboratively with the working group and its Presiding Member to achieve the outcomes. Decisions regarding the allocation of external resources is to be made by the working group, but decisions on the use of internal resources is at the sole discretion of the Project leader.
- Convene meetings and organise meeting agendas, minutes and/or action updates and circulate to members
- Arrange for attendance of appropriate staff and or external expertise to support the working group
- Liaise with the Director of Technical Services regularly on the progress of the project
- Prepare reports for the CEO and/or council
- At the conclusion of the project, prepare an appraisal report with the Presiding Member, on the performance of the working group. This report is to be presented to the CEO who will in turn report to council

### **Project mentor – Director Technical Services**

- Provides day to day guidance and support to the project leader
- Seeks council concurrence for action outside these authorities
- Produces end of project performance appraisal report for Council.

### **Working Group**

- It is expected that the Working Group members will participate in presentations to Council
- Working Group members will abide by the conflict of interest provisions of the Local Government Act and Council's Standing Orders Policy.
- Where training is provided on meeting conduct working group members are expected to attend.

## **RESOURCES**

This project will have the following resources allocated to the project:

- Project Administration staff resource
- Internal resources to assist as determined by the Project Administration
- External facilitation or Consultant's services

### **January 2013**

C1304-04 INFORMATION REPORT - APRIL 2013  
ATTACHMENT 1

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM																	
ID	Task Number	Project Name	% Complete	Budget	2013												
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1		Capital Works	53%	\$ 13,526,584	[Gantt chart bars for Capital Works]												
2																	
3		Bike Plan Projects	84%	\$ 394,433	[Gantt chart bars for Bike Plan Projects]												
16	✓ RC0000203	Const Port Beach Rd- Walter Pl to Tydema	100%	\$ 32,600	[Gantt chart bar for Const Port Beach Rd- Walter Pl to Tydema]												
19	✓ RC0000204	SUP - Pearse to Congdon	100%	\$ 33,633	[Gantt chart bar for SUP - Pearse to Congdon]												
4	RC0000273	South Terrace bike lanes	92%	\$ 90,200	[Gantt chart bar for South Terrace bike lanes]												
5		Design - South Terrace bike lanes	90%		[Gantt chart bar for Design - South Terrace bike lanes]												
6		Construction	95%		[Gantt chart bar for Construction]												
7	RC0000274	Norfolk Street Bike lanes	98%	\$ 49,000	[Gantt chart bar for Norfolk Street Bike lanes]												
8		Design	100%		[Gantt chart bar for Design]												
9		Construction	95%		[Gantt chart bar for Construction]												
10	RC0000275	William Street contra flow	39%	\$ 73,000	[Gantt chart bar for William Street contra flow]												
11		Design - William Street contra flow	95%		[Gantt chart bar for Design - William Street contra flow]												
12		Construction	0%		[Gantt chart bar for Construction]												
13	RC0000276	General Bike Plan works	97%	\$ 27,000	[Gantt chart bar for General Bike Plan works]												
14		Design	100%		[Gantt chart bar for Design]												
15		Construction	0%		[Gantt chart bar for Construction]												
22	✓ RC0000277	Install permanent bike counters x 2	100%	\$ 14,000	[Gantt chart bar for Install permanent bike counters x 2]												
24	✓ RC0000278	Bike parking stations	100%	\$ 30,000	[Gantt chart bar for Bike parking stations]												
26	RC0000279	Raising and changing old gully grates	20%	\$ 10,000	[Gantt chart bar for Raising and changing old gully grates]												
27		Construction	20%		[Gantt chart bar for Construction]												
28	RC0000280	Additional works for bikes, Parry QV RaB	55%	\$ 35,000	[Gantt chart bar for Additional works for bikes, Parry QV RaB]												

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 1

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013													
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
29		Design - QV/Parry Bike Works	80%															
30		Construction	0%															
31																		
32		Streetscapes	63%	\$ 380,711														
48																		
49		Parking	32%	\$ 472,000														
69																		
70		Roads Program	85%	\$ 1,608,799														
71	PC0000279	Stg 2 Mews Rd, Esp Pk & Marine Tce extn	57%	\$ 250,000														
72		Design	70%															
73		Construction	0%															
130	RC0000186	Parry St - Queen Vic St to Beach St	100%	\$ 30,905														
94	RC0000187	High St - Market St to Cliff St	65%	\$ 155,861														
95		Design	95%															
96		Project Managed	0%															
97	RC0000189	Phillimore St - Market St to Cliff	58%	\$ 109,943														
98		Design	100%															
99		Construction	0%															
103	RC0000191	Beach St - Parry St to Peter Hughes Drive	100%	\$ 137,314														
106	RC0000193	Howard - South to Marine R2R	100%	\$ 48,900														
88	RC0000194	Howson St - Oldham to Winterfold	100%	\$ 52,975														
109	RC0000195	Onslow Street - Marmion to High	100%	\$ 100,000														
112	RC0000265	Queen St - Road resurfacing	48%	\$ 90,000														
113		Design - Queen St	100%															
114		Construction	0%															

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 2

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013														
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
115	RC0000267	South Terrace - Hospital Rd to Alma St	99%	\$ 26,070															
116		Design	100%																
117		Construction	95%																
121	RC0000268	Carrington St West - Leach Hwy to McGregor Rd	98%	\$ 35,550															
122		Design	100%																
123		Construction	95%																
124	RC0000269	Carrington St East - Leach Hwy - McGregor Rd	99%	\$ 17,775															
125		Design	100%																
126		Construction	95%																
118	RC0000270	Carrington St - Watkins St to Gallop St	100%	\$ 17,728															
127	RC0000271	Ord St - Finnerty St to Ellen St	99%	\$ 48,632															
128		Design	100%																
129		Construction	99%																
74	RC0000272	Crack Sealing - Citywide	0%	\$ 40,000															
75		Construction	0%																
100	RC0000287	Phillimore St-Stage 2-Parking for bike lanes	62%	\$ 45,000															
101		Design	100%																
102		Construction	0%																
76	RC0000290	Samson Park car parking - Acrod	100%	\$ 5,000															
79	RC0000294	South Tce - High St to Norfolk St	99%	\$ 322,146															
80		Design	100%																
81		Construction	95%																
85	RC0000295	South Tce - Alma St to Wray Ave	99%	\$ 35,000															

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 3

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013													
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
86		Design	100%		[Progress bar]													
87		Construction	95%										[Progress bar]					
91	RC0000297	Howson St - Winterfold to Oldham stage 2	100%	\$ 40,000	[Progress bar]													
82	RC0000312	Market St - South Tce to Collie St	100%	\$ 0			[Progress bar]											
133																		
134		Traffic Management	93%	\$ 520,225	[Progress bar]													
152	RC0000196	Const National B-Spot - High St/Ord St	100%	\$ 28,525	[Progress bar]													
153	RC0000197	Const SBS - High St / East St- Swanb	100%	\$ 20,000	[Progress bar]													
150	RC0000258	McCombe Ave/South St Signals	100%	\$ 95,000					[Progress bar]									
142	RC0000259	Letchford St/Winterfold Rd - Roundabout (New)	100%	\$ 40,000	[Progress bar]													
138	RC0000266	Letchford St/Winterfold Rd - Roundabout	100%	\$ 52,000	[Progress bar]													
140	RC0000298	Letchford St/Winterfold Rd - Roundabout	100%	\$ 25,000						[Progress bar]								
135	RC0000300	Forrest Wilkinson Roundabout SBS	99%	\$ 179,700	[Progress bar]													
136		Design	100%		[Progress bar]													
137		Construction	98%										[Progress bar]					
147	RC0000304	South Tce SBS - Douro rd Pre deflection	39%	\$ 10,000						[Progress bar]								
148		Design	100%						[Progress bar]									
149		Construction	0%										[Progress bar]					
144	RC0000305	Wray Ave/Manning St - Intersection works	77%	\$ 70,000	[Progress bar]													

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split	[Dotted line]	External Milestone	[Diamond]	Duration-only	[Blue bar]	Deadline	[Green arrow]
	Milestone	[Diamond]	Inactive Task	[White bar]	Manual Summary Rollup	[White bar]	Late	[Down arrow]
	Summary	[Thick bar]	Inactive Milestone	[Diamond]	Manual Summary	[Thick bar]	Baseline	[Grey bar]
	Project Summary	[Thick bar]	Inactive Summary	[Diamond]	Start-only	[Thin bar]	Progress	[Yellow bar]
	External Tasks	[Thick bar]	Manual Task	[Diamond]	Finish-only	[Thin bar]		

Page 4



CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013											
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
145		Design	100%													
146		Construction	0%													
154																
155		Footpaths	92%	\$ 298,310												
163	TC0000213	Grigg Pl (RennieCr to NicholasCr) R	100%	\$ 14,400												
164	TC0000214	HopeSt (Chg of Material to WilunaAve) R	100%	\$ 8,800												
165	TC0000215	NEWBOLD St (WatkinsSt to SamsonSt) L	100%	\$ 17,220												
166	TC0000216	Samson St (Yalgoo Ave to Path Intsctn) L	100%	\$ 11,280												
160	TC0000219	Wiluna St (Watkins St to End of Path) L	100%	\$ 6,960												
161	TC0000221	Yalgoo Ave (WatkinsSt to SamsonSt) R	100%	\$ 15,250												
162	TC0000224	Collick St (Cooke St to Laidlaw St) L	100%	\$ 16,980												
156	TC0000231	Collick St South St Disability crossing	92%	\$ 30,000												
157		Design	100%													
158		Construction	70%													
172	TC0000232	Reinstatements	100%	\$ 20,000												
159	TC0000233	Disability Access	50%	\$ 50,000												
167	TC0000234	Norfolk St(SouthTc to MarineTc) L(East)	100%	\$ 37,000												
168	TC0000235	Dixon St(Edmondson to Deering) BothSide	100%	\$ 16,380												
169	TC0000236	Forrest St (Amherst St to Wood St) Left	100%	\$ 14,840												
170	TC0000237	TonkinRd(Doust St to Bennewith St) West	100%	\$ 24,080												
171	TC0000238	TonkinRd(Bennewith St to Holmes Pl) Wes	100%	\$ 15,120												
173																
174		Drainage	58%	\$ 410,000												
175	DC0000107	Rennie St/Paget St	45%	\$ 150,000												
176		Design	100%													
177		Tender	100%													

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 5

**CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM**

ID	Task Number	Project Name	% Complete	Budget	2013														
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
178		Construction	5%																
179	DC0000108	73 Hampton Rd (RENEW)	43%	\$ 40,000															
180		Design	80%																
181		Tender (Not required)	40%																
182		Construction	0%																
183	DC0000109	73 Hampton Rd (UPGRADE)	99%	\$ 60,000															
184		Development	99%																
190	DC0000110	O'Hara pipe to Sth St Sump	100%	\$ 60,000															
187	DC0000111	Misc (Soakwells for localise areas)	61%	\$ 50,000															
188		Design	100%																
189		Construction	60%																
185	DC0000112	Phillimore St Main Drain and CBD Disc	100%	\$ 50,000															
193																			
194		Street Vision	98%	\$ 270,000															
201	RC0000262	Lighting and greening works for Streets	100%	\$ 10,000															
199	RC0000306	Street Vision: Market St/South Tce	100%	\$ 150,000															
195	RC0000307	Street Vision: One off requests/heritage	50%	\$ 50,000															
196		Development	50%																
197	RC0000308	Lighting for key heritage buildings	25%	\$ 60,000															
198		Development	25%																
203																			
204		Environmental	66%	\$ 145,000															
207	PC0000292	South Beach Universal Access Ramp, progr	39%	\$ 120,000															
205	PC0000295	Rocky Bay work on steps	90%	\$ 25,000															
208																			

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 6



CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013											
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
209		Parks and Reserves	40%	\$ 2,445,000												
228	PC0000181	Esplanade Park Development	0%	\$ 600,000												
232	PC0000266	Cantonment Hill - Masterplan Stg 1	11%	\$ 50,000												
221	PC0000267	Boo Park Working Group Recommendations	35%	\$ 120,000												
215	PC0000268	Monument Hill hard infra improvements	0%	\$ 50,000												
218	PC0000269	Harvey Beach install shade structures	50%	\$ 80,000												
213	PC0000270	Harvey Beach river wall reconstruction	0%	\$ 175,000												
243	PC0000271	Playgd renew-Moorni Boorn Pk	52%	\$ 75,000												
246	PC0000274	Hilton South Reticulation Upgrade	100%	\$ 150,000												
230	PC0000276	Redevelop Bathers Bch & Arthur Head (New)	0%	\$ 75,000												
252	PC0000277	Redevelop Bathers Bch & Arthur Head (Upgr)	100%	\$ 295,000												
210	PC0000283	Investigate and Trial Green Walls	53%	\$ 30,000												
256	PC0000285	Kings Sq & Queens St activation (New)	100%	\$ 20,000												
257	PC0000286	Kings Sq & Queens St activation (Renew)	100%	\$ 20,000												
253	PC0000288	Kings Sq & Queens St activation (Elec Upgr)	85%	\$ 40,000												
254		Planning	100%	\$ 0												
255		Installation	35%	\$ 0												
249	PC0000296	Playground renewal - general	21%	\$ 75,000												
268	PC0000299	Repair Retaining Wall (Gibson Park)	100%	\$ 10,000												
224	PC0000301	EcoZone Projects Frem Stage 1 (RENEW)	10%	\$ 175,000												

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 7

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013														
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
226	PC0000302	EcoZone Projects Frem Stage 1 (UPGRADE)	0%	\$ 175,000															
234	PQO40001	Reticulation Cubicle upgrade program	100%	\$ 60,000															
237	PQO40002	Bore replacement program	13%	\$ 100,000															
265	PQO40003	Minor Parks & Recreation Assets Replacm - Cricket Goals Repl	0%	\$ 20,000															
259	PQO40004	Minor Parks Assets Replacement Program - Furniture	60%	\$ 20,000															
240	PQO40005	Parks Bollards Replacement Program	100%	\$ 20,000															
262	PQO50001	Parks - rekeying of BBQs, retic cubicles	47%	\$ 10,000															
271																			
272		Arts Centre	62%	\$ 253,040															
274	BC0000301	Skip Bin floor sanding - Skip Bin n	100%	\$ 0															
273	BC0000323	Toilet Refit - Specification Docs	25%	\$ 28,040															
281	BC0000433	Stage South Lawn	100%	\$ 5,000															
275	BC0000434	Reticulation Replacem/Upg	100%	\$ 5,000															
276	BC0000435	Sth Lawn retainer walls	100%	\$ 10,000															
282	BC0000436	Ceramics studio relocation	100%	\$ 30,000															
279	BC0000437	Remove asbestos roofing and replace	25%	\$ 75,000															
280	BC0000438	Upgrade main distributn RENEW	25%	\$ 50,000															
283	BC0000439	Upgrade main distributn UPGD	85%	\$ 50,000															
284		Complete Design	100%	\$ 0															
285		Tender works	70%	\$ 0															
286																			
287		Leisure Centre	56%	\$ 190,000															
294	BC0000440	Leisure Ctr-Resurface Pool Flr,Wall,Kerb	60%	\$ 40,000															

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
	Milestone		Inactive Task		Manual Summary Rollup		Late	
	Summary		Inactive Milestone		Manual Summary		Baseline	
	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 8

**CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM**

ID	Task Number	Project Name	% Complete	Budget	2013														
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
288	BC0000441	Leisure Ctr-Replace gym aerobic floor	80%	\$ 35,000															
289	BC0000442	Leisure Ctr-Replace 25m inflatable	10%	\$ 10,000															
290	BC0000443	Leisure Ctr-Replace carpet in reception	80%	\$ 5,000															
291	BC0000444	Leisure Ctr-Replace Filter Sand System	10%	\$ 35,000															
292	BC0000445	Leisure Ctr-Pipework to System 1	5%	\$ 50,000															
293	BC0000446	Leisure Ctr-Replace Awning	100%	\$ 15,000															
295																			
296		Other Property infrastructure	31%	\$ 4,798,975															
325	BC0000116	Fremantle Markets - Drainage	100%	\$ 393,792															
342	BC0000196	Civic Admin Bldg Toilet Upgrade	15%	\$ 23,383															
329	BC0000239	Warrawee painting/ playground install	100%	\$ 76,815															
344	BC0000246	Victoria Hall Air handling and Curtain Rails	60%	\$ 254,316															
311	BC0000254	South Beach Toilet Upgrade	75%	\$ 104,149															
338	BC0000303	Civic Admin Roof Repair -	30%	\$ 40,000															
306	BC0000331	Facility Door Access Control System - HCC	100%	\$ 104,361															
307	BC0000334	Hilton CC Landscape Works	0%	\$ 32,852															
308		Design and install carpark lighting	0%	\$ 0															
350	BC0000447	SamsonRecCtr-Soft-fall for playground	5%	\$ 30,000															
326	BC0000448	SthFremOval-Wall Repair	60%	\$ 10,000															
332	BC0000450	Arthur Head Infrastructure works	0%	\$ 150,000															
330	BC0000456	Replace FTI Bldg Roof (Princess May Pk)	25%	\$ 600,000															
327	BC0000457	Fred Wright Homes - Unit Refurb	0%	\$ 35,000															

Project: Capital Projects 12-13 v81  
Date: Tue 16/04/13

Split		External Milestone		Duration-only		Deadline	
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Summary		Inactive Milestone		Manual Summary		Baseline	
Project Summary		Inactive Summary		Start-only		Progress	
External Tasks		Manual Task		Finish-only			

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013													
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
314	BC0000458	GilFraserRsv-Public Toilets Nth End Ref	0%	\$ 60,000														
321	BC0000459	Gil Fraser Rsv-NthToiletFlrReplmt UPGD	0%	\$ 6,000														
309	BC0000460	Gil Fraser Rsv-NthToiletFlrReplmt RENEW	50%	\$ 10,000														
310	BC0000461	Gil Fraser Rsv - River Toilet, Demolition	95%	\$ 25,000														
297	BC0000462	HiltonCommCtr-ResurfaceTennisCrt	0%	\$ 50,000														
298		Development	0%	\$ 0														
328	BC0000463	Warrawee Womans Refuge paint	100%	\$ 8,000														
313	BC0000464	Horrie Long Public Toilets	30%	\$ 10,000														
333	BC0000465	Leighton Kiosk Redeupmt UPGD	2%	\$ 150,000														
331	BC0000466	Leighton Kiosk Redeupmt RENEW	5%	\$ 950,000														
305	BC0000467	Landscp Oceansd pklns UPGD	0%	\$ 350,000														
323	BC0000468	Landscp Oceansd pklns NEW	5%	\$ 270,000														
339	BC0000469	HVAC Upgrade Civic Admin Bldg - gnd flr	0%	\$ 100,000														
340	BC0000472	Civic Admin - asbestos removal scoping	0%	\$ 25,000														
341	BC0000473	Civic Admin - HVAC control sys upgd	10%	\$ 50,000														
352	BC0000480	Victoria Hall-Air handling	25%	\$ 150,000														
343	BC0000481	Moores Bldg-Repair and upgd toilet	100%	\$ 30,000														
348	BC0000482	Dog Pound - roof works	100%	\$ 10,000														
349	BC0000483	Meeting Place refurb	90%	\$ 50,000														

Project: Capital Projects 12-13 v81  
Date: Tue 16/04/13

Split		External Milestone		Duration-only		Deadline	
Milestone		Inactive Task		Manual Summary Rollup		Late	
Summary		Inactive Milestone		Manual Summary		Baseline	
Project Summary		Inactive Summary		Start-only		Progress	
External Tasks		Manual Task		Finish-only			



CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013												
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
354	BC0000484	Evan Davies - Replace roof at Ginos	10%	\$ 40,000													
355	BC0000485	Evan Davies - rectify drainage issues	100%	\$ 30,000													
356	BC0000486	Evan Davies - sub meters for water supp	30%	\$ 3,300													
357	BC0000487	End of lease refurbishment	25%	\$ 50,000													
345	BC0000488	42 Henry St, replace aircon for tenant	75%	\$ 21,000													
346	BC0000489	42 Henry St, repair flooring and repaint	100%	\$ 10,000													
347	BC0000490	42 Henry St, Internal plaster to gnd flr	100%	\$ 15,000													
312	BC0000491	Backpackers roof gutters and fascia	15%	\$ 120,000													
299	BC0000504	Nth Frem Bowling Club - WC and store	12%	\$ 95,000													
300		Develop scope for design and doc	70%	\$ 0													
301		Procure design services	0%	\$ 0													
302		Design and stakeholder engagement	0%	\$ 0													
303		RFT and sign up	0%	\$ 0													
304		Construction	0%	\$ 0													
322	BC0000505	Bruce Lee Clubrms Floor/toilet Replacemt	50%	\$ 10,000													
353	BC0000508	Hazel Orme Kindy patio & drainage repair	100%	\$ 15,000													
351	BC0000510	City toilets refurbish UPGD	1%	\$ 100,000													

Project: Capital Projects 12-13 v81 Date: Tue 16/04/13	Split		External Milestone		Duration-only		Deadline	
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	Project Summary		Inactive Summary		Start-only		Progress	
	External Tasks		Manual Task		Finish-only			

Page 11

CITY OF FREMANTLE 2012 - 2013 CAPITAL WORKS PROGRAM

ID	Task Number	Project Name	% Complete	Budget	2013															
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
324	BC0000589	FLC - Electrical panel replacement	0%	\$ 51,007																
337	BQO30001	QUARANTINE-Safety Tie Off Points	100%	\$ 10,000																
334	BQO50003	QUARANTINE-Disability/Genrl Access Upgds	0%	\$ 35,000																
335	BQO50005	QUARANTINE-RCD compliance & upgrades	0%	\$ 10,000																
336	BQO50006	QUARANTINE-Fire detection & equipmt	0%	\$ 25,000																
358																				
359		Sustainability and Energy	26%	\$ 1,340,091																
360	BC0000304	PV Cells Hilton Community Centre Civic Admin	90%	\$ 149,091																
361	BC0000511	Leisure Ctr-Pool Heat-Detailed Design	95%	\$ 24,000																
362	BC0000512	Leisure Ctr-Pool Heat-Main capital items	10%	\$ 970,000																
367	BC0000513	Leisure Ctr-Pool Heat-Control System	5%	\$ 48,000																
363	BC0000518	Leisure Ctr-VSDs	35%	\$ 60,000																
364	BC0000519	Leisure Ctr-VSDs-Associated flow meters	30%	\$ 17,000																
365	BC0000520	Leisure Ctr- Energy and water measuring system IT intergration	5%	\$ 52,000																
366	BC0000521	Leisure Ctr-Monitor-Install meters	5%	\$ 20,000																

Project: Capital Projects 12-13 v81  
Date: Tue 16/04/13

Split		External Milestone		Duration-only		Deadline	
Milestone		Inactive Task		Manual Summary Rollup		Late	
Summary		Inactive Milestone		Manual Summary		Baseline	
Project Summary		Inactive Summary		Start-only		Progress	
External Tasks		Manual Task		Finish-only			

C1304-05 CONSIDERATION OF FULL POSTAL ELECTIONS FOR THE 2013 LOCAL GOVERNMENT ORDINARY ELECTIONS  
ATTACHMENT 1



LGE 028

Mr Graeme Mackenzie  
Chief Executive Officer  
City of Fremantle  
PO Box 807  
FREMANTLE WA 6959

CITY OF FREMANTLE	
Date	14 SEP 2013
Rec	
Class	
Subject	099/011
DA/Regul	
Property	
Included No	
Send to	RATES 5A
ICIN	
DOC NO	
Rate Reg	



WESTERN AUSTRALIAN Electoral Commission

Dear Mr Mackenzie

**Local Government Ordinary Election: 2013**

The next local government ordinary elections are being held on 19 October 2013. While this is still some distance in the future, I have enclosed an estimate for your next ordinary election to assist in your 2013/2014 budget preparations.

The estimated cost for the 2013 election if conducted as a postal ballot is \$75,000 inc GST, which has been based on the following assumptions:

- 19,500 electors
- response rate of approximately 45%
- 7 vacancies
- count to be conducted at the offices of the City of Fremantle.

Costs not incorporated in this estimate include:

- non-statutory advertising (ie any additional advertisements in community newspapers and promotional advertising)
- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns
- one local government staff member to work in the polling place on election day.

The Commission is required by the *Local Government Act 1995* to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only. Should a significant change in this figure become evident prior to or during the election you will be advised as early as possible.

The current procedure required by the *Local Government Act 1995* is that my written agreement has to be obtained before the vote by Council is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2013 for the City of Fremantle in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the City of Fremantle also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council will now need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2013 ordinary elections together with any other elections or polls which may be required
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the City of Fremantle in anticipation of an affirmative vote by Council.

Yours sincerely



Warwick Gately AM  
**ELECTORAL COMMISSIONER**

13 September 2012



C1304-06 ESPLANADE YOUTH PLAZA

FREMANTLE ESPLANADE YOUTH PLAZA  
**OPTION 1**  
RETAIN EXISTING MOUND



FREMANTLE ESPLANADE YOUTH PLAZA  
**OPTION 2**  
RECONFIGURE EXISTING MOUND



ATTACHMENT 2



**FREMANTLE  
ESPLANADE  
YOUTH PLAZA**

DESIGN REPORT / 12808 D001  
CITY OF FREMANTLE  
JANUARY 2013  
REV 03

**CONVIC**





FREMANTLE ESPLANADE YOUTH PLAZA  
**CONTENTS**

<b>1. INTRODUCTION</b>	
The Esplanade Youth Plaza	6
Understanding Young People	7
Project Background	7
Esplanade Reserve: Site of Youth Plaza	8
<b>2. SITE ASSESSMENT</b>	
The Heart of the City	10
Site Photography	11
Historical Context	12
Skate Context	13
Site Analysis	15
<b>3. CONSULTATION</b>	
Consultation Approach	21
Consultation Process	21
Community Survey Results	22
What do you want the Fremantle Youth Plaza to be?	24
Key Consultation Outcomes	25
<b>4. DESIGN PRINCIPLES</b>	
Design Objectives	29
<b>5. DESIGN DEVELOPMENT</b>	
Spacial Development	33
Context Plan	34
Concept Diagram	35
Design Evolution	37
Option 1	39
Option 2	41
Character Areas	43
1 - Arrival Gateway	45
2 - Central Spine	47
3 - Rail Side Activity Nodes	49
4 - Skate Plaza	51
5 - The Mound	52
Sections	54
Material Palette	56
Planting and Furniture Palette	57
Lighting- Night time Activation	58



# 1

## INTRODUCTION



FREMANTLE ESPLANADE YOUTH PLAZA  
**INTRODUCTION**

**THE ESPLANADE YOUTH PLAZA**

The Esplanade Youth Plaza is to be a world-class, multi- purpose, skateable youth plaza that aims to complement the existing uses and facilities at the Esplanade Reserve. This iconic facility is to become the central community at the heart of the Fremantle Community, a draw card for the local community and beyond.

The following report outlines the key milestones and processes involved in the development of the design of the Esplanade Youth Plaza including the site assessment, community consultation and design principles.

FREMANTLE ESPLANADE YOUTH PLAZA

**UNDERSTANDING YOUNG PEOPLE**

The City of Fremantle is a major regional centre in Western Australia, providing services, educational institutions and commercial opportunities for locals and visitors alike. In particular, there is a strong demographic of young people between the ages of 15-25, approximately 15% of the total population as identified in the 2011 ABS Census that reside in the Local Government Area. There is also a significant amount of youth visiting the City, approximately 10,000, for education and employment and also a substantial amount of visiting tourists and backpackers.

**PROJECT BACKGROUND**

As such, the provision of facilities for young people has become a high priority for the City of Fremantle, as identified in the City of Fremantle's Strategic Plan of 2010- 2015 and subsequent City of Fremantle Youth Plan 2012-2015.

In conjunction with this in 2009, the City of Fremantle adopted a Master Plan for the Esplanade Reserve in Fremantle, based on the findings of the aforementioned Strategies, included the development of skateable infrastructure as part of the long-term plans to upgrade the Reserve's Landscape and Infrastructure.

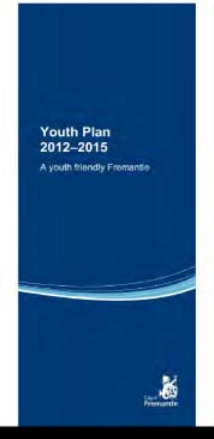
The vision for the Esplanade Youth Plaza was identified as:

- An inviting, inclusive, flexible, youth focused facility in the centre of Fremantle
- A facility with opportunities for families, whilst also catering for teens and young adults
- The inclusion of the first parkour elements in Western Australia
- The amplification of Fremantle's strong skating culture, cementing the City's reputation as a key destination for the skateboarding community, both locally and internationally

The plaza is the first stage of the Masterplan to be implemented and the plaza is seen as a key driver in the regeneration of the Esplanade Park. In December of 2012, CONVIC were engaged to Design and Construct the Esplanade Youth Plaza, including undertaking a comprehensive Consultation and Community Engagement Program.



**"OPPORTUNITIES FOR GREATER  
ENGAGEMENT WITH YOUNG PEOPLE  
AND MORE YOUTH ACTIVITIES AND  
FACILITIES"**



**"SKATING FACILITIES INTEGRATED  
INTO A MULTI USE COMMUNITY SPACE,  
THE ESPLANADE COULD BE FURTHER  
DEVELOPED INTO A YOUTH FRIENDLY  
SPACE"**



**2**  
SITE ASSESSMENT

FREMANTLE ESPLANADE YOUTH PLAZA  
**SITE ASSESSMENT**

**THE HEART OF THE CITY**

With the Esplanade Reserve earmarked as the site of the Youth Plaza, it presents an exciting opportunity to incorporate the already existing cultural attributes of the Reserve into the design of the facility. The Esplanade Park is already at the Heart of the Fremantle Community due to:

**THE CENTRAL LOCATION OF THE RESERVE**  
The Esplanade Reserve acts as a gateway between the commercial and retail district of the Fremantle City Centre, and the Harbour and Restaurant Precinct.

**THE ACTIVATION OF THE RESERVE THROUGH EVENTS AND FESTIVALS**  
Throughout the year, a vast number of events and festivals are held at the Reserve, including Australia Day Celebrations, Music Events such as the Save the Kimberly Concert 2013 and the annual Fremantle Chili Festival.

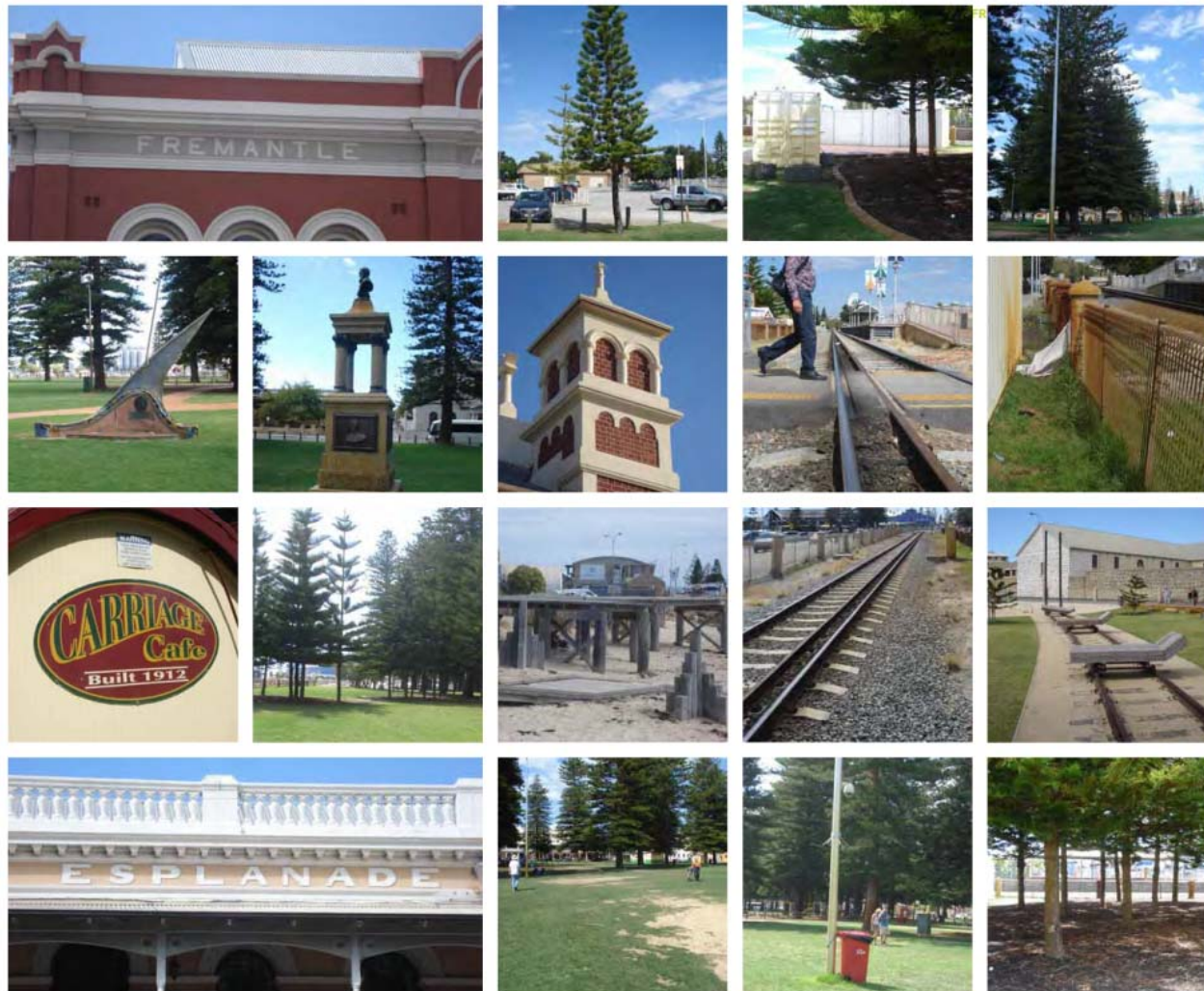
**THE HISTORICAL SIGNIFICANCE OF THE RESERVE**  
The site also played a key role in the history of the development of the City of Fremantle, with the heritage freight line once running through the centre of the Reserve.

**THE SOCIAL IMPORTANCE OF THE SITE**  
Whether for formal recreational opportunities, such as utilising the children's playground, or simply to meet friends and relax, the Reserve plays an integral part in the social life of the Fremantle Community.

With such an embodied cultural foundation, rather than to try to overwrite a new functional into the Esplanade Youth Facility, the facility aims to translate these factors and represent them in a contemporary and modern design that celebrates the Fremantle Community.







1	2	3	4
5	6	7	8
10	11	12	13
15	16	17	18

1. Heritage Building
2. Eastern Car Park
3. Dismantle Shipping Containers
4. Avenue of Norfolk Pines
5. Memorial
6. Memorial
7. Verrucular Material Palette
8. Train line Crossing Point
9. Boundary Fence with Iron Oxide Staining
10. Carriage Cafe
11. Clumps of Semi Mature Norfolk Pines
12. Nearby Esplanade Boardwalk
13. Fremantle Train line
14. Sleeper Seats outside Maritime Museum
15. The Esplanade Hotel Signage
16. Informal Access Path
17. Existing CCTV
18. Natural Shade outside Dismantle

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FREMANTLE ESPLANADE YOUTH PLAZA

**HISTORICAL CONTEXT**

Since the City of Fremantle first came into being, the community has had a strong culture of working hard. From the Whadjuk Noongar People for which Fremantle has a place of ceremonies, significant cultural practices and trading, to settlement which saw the boom of industry, manufacturing and maritime trade, Fremantle has had a rich heritage of investing time and effort to strengthen and develop the community. This is evident in the number of historical and unique buildings scattered through the City Centre.

In particular, due to the close proximity to the water, Fremantle has had a colourful and extensive maritime history, including the development of the Harbour which during World War II became the largest submarine base in the Southern Hemisphere. The terminus of the Eastern Railway also meant that freight transport resulted in a number of chief industries being developed including shipbuilding, soap-boiling, saw-milling, smelting, iron-founding, furniture-making, flour-milling, brewing and tanning.



The Industrial Heritage of Fremantle from 1830s to 1914:  
The Rail yards, Road Construction, the Docks and Submarine Dock during World War II.  
Sourced from the Fremantle Library Local Historic Photograph Collection:  
[http://www.fremantle.wa.gov.au/library/local\\_history\\_collector/local\\_history\\_photographic\\_collection](http://www.fremantle.wa.gov.au/library/local_history_collector/local_history_photographic_collection)

FREMANTLE ESPLANADE YOUTH PLAZA

SKATE CONTEXT

If the City of Fremantle, indicated by its rich industrial heritage has knows how to work hard, the City equally knows how to play hard, with a strong and historic skating culture. In particular, the old Woolstores Building in Cantonment Street has provided one of the most iconic street skating spots, being a 'must visit' location for both local skaters and professionals from Australia and the World. The Woolstores Ledge is the longest skateboarding ledge in the Southern Hemisphere, and has seen over 20 years of action resulting in the development of new tricks and skill progression. As written on the SbA website (Skateboarding Australia):

"If you are a street skater from Western Australia, if you added up all the hours spent there, chances are you will have literally spent years at Woolies. It is an isle of progression, it is a gallery, it is a school, it is a metal-capped portal to happiness. If you haven't skated it yet, get with the program" Morgan Campbell

The City of Fremantle currently has 3 local scaled skateparks, with an emphasis on flow terrain such as banks, transition and hips; the Beach St Skatepark, Montreal St Skatepark and the Gordon Dedman Reserve Skatepark.



The Existing Skateparks in Fremantle from (T) to (B):  
Gordon Dedman Reserve Skatepark  
Montreal St Skatepark  
Beach Rd Skatepark





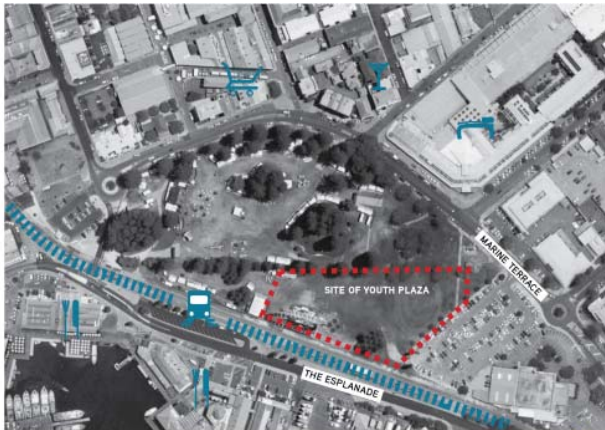
The Historic Woolstores Ledge  
Sourced from the SBA Website  
<http://sba.org.au/Blog/recon-woolstores-wa>

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FREMANTLE ESPLANADE YOUTH PLAZA

**SITE ANALYSIS**

With the Esplanade Youth Plaza project creating the opportunity to develop a central community hub at the heart of the Fremantle Community, it is critical to understand and incorporate the opportunities and constraints of the Esplanade Reserve site. Embracing these factors ensures a site responsive design and integrated landscape approach, as well as maximising existing strengths and overcoming threats with dynamic design solutions.



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**PERIPHERAL FUNCTION**

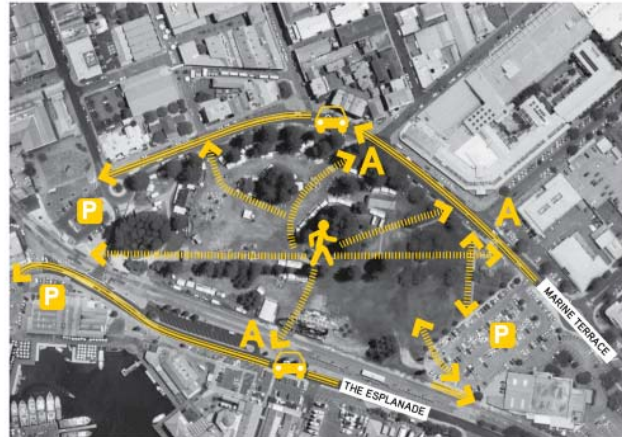
An essential component of the site assessment process is understanding the broader context in which the site sits. The central location of the Esplanade Reserve, ensures that there are a number of existing activities that occur around edge of the Reserve. To the North, there are a number of shop fronts, restaurants and bars that act as gateways to the Fremantle City Centre. The iconic Esplanade Hotel is just across Marine Terrace.

The Esplanade Reserve to the South is bordered by the Fremantle train line and train Station, a key transport link, in particular for the freight industry. Although this creates a physical border between the Reserve and the Esplanade, there is still a strong informal pedestrian thoroughfare that links the Reserve, and the restaurants and eateries located at the water's edge.



Peripheral Function from (L) to (R):  
The Esplanade Hotel, the Little Creatures Brewery





16

FREMANTLE ESPLANADE YOUTH PLAZA

ACCESS AND MOVEMENT

The Esplanade Reserve is one of the key public open spaces and recreational reserves for the City of Fremantle. This ensures the Reserve itself contains a hive of activity at all times. There are several key pedestrian nodes through the site, as well as peripheral vehicular movements, access points (A) and car parking. These will all need to be taken into consideration during the development of the Youth Plaza design to ensure existing access and movement networks aren't restricted, and new patterns of movement can be integrated to further improve accessibility into the space.



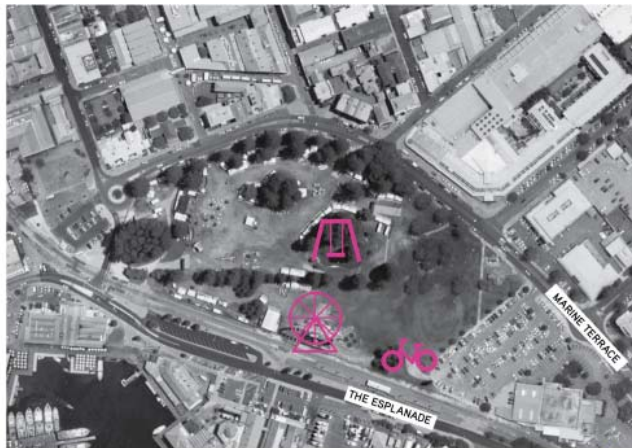
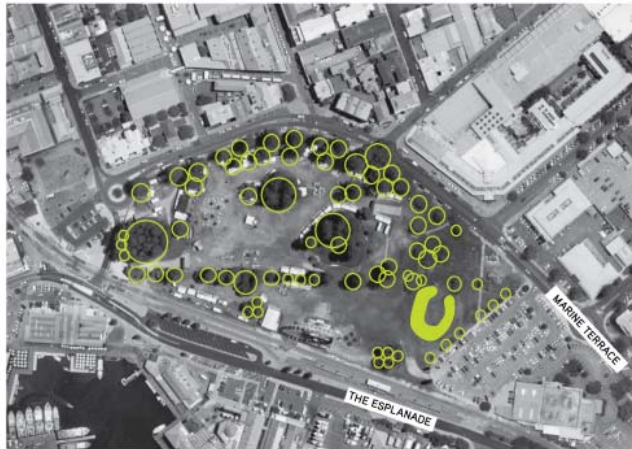
Access from (L) to (R):  
Gateway into Site, Informal Path

WATER

With the close proximity of the Molletta Quay and harbour area, the Esplanade Reserve has a close relationship both historically and visually to the water. This has a direct impact on the Reserve during flooding periods, in particular during high tide, as the incoming sea water raises the ground water table (saltwater intrusion). During these peak flooding times, a significant amount of water is deposited in the Esplanade Reserve, therefore the design of the Youth Plaza will have to consider drainage, and that construction work will not be able to excavate due to the high water table.

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FREMANTLE ESPLANADE YOUTH PLAZA



PREPARED BY CDWVC FOR THE CITY OF FREMANTLE

LANDSCAPE

The Esplanade Reserve has a rich and iconic landscape palette, with a considerable number of mature Norfolk Pine St Trees. In particular, the central axis of these trees directly reference the once existing heritage freight train line. These trees also frame the proposed site for the Youth Plaza, and provide a number of informal shade and passive recreation opportunities as well as an iconic visual aesthetic. To the east of the proposed site is also the 'mound' which currently works as a vantage and meeting point for park users. Both features will be explored and amplified in the new Youth Plaza.



Landscape from (L) to (R):  
Norfolk Pines, the Mound

INTERNAL FUNCTION

Although the major use of the Park is through informal recreational opportunities, utilising the shade trees and generous lawn areas, there are a number of built structure on and around the site. To the South is the Dismantle Bike Workshop, an innovative and inspiring community resource, to the West are carnival amusements, including the Sky Wheel, and to the North, the existing children's playground including the climbing net. With such activity on the border of the proposed site, the Youth Plaza presents the opportunity to encompass these functions, and provide the vital link between all three to create a true community hub and destination.



Internal Function from (L) to (R):  
Dismantle Workshop, the Sky Wheel





Location Plan



1

Entering the Site, looking North



2

Adjacent to the Mound, looking North West



3

Carpark adjacent to the site, looking East



4

Site Access, looking North

PREPARED BY CONVIC FOR THE CITY OF FREMANTLE



Location Plan



1

The Site, looking South



2

The Site, looking South



3

Entering the Esplanade Reserve, looking South



4

Marine Terrace, looking East

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**3**  
**CONSULTATION**

FREMANTLE ESPLANADE YOUTH PLAZA

**THE CONSULTATION PROCESS**

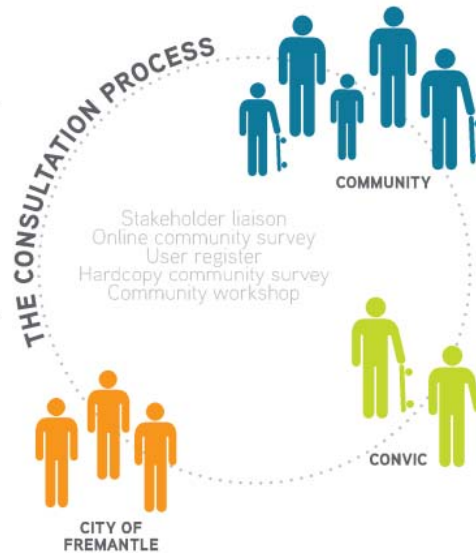
The consultation process is an integral component of the development of youth precinct and Skatepark facilities. In order to ensure the success and longevity of these key community assets it is integral to connect with the future users of the space. Through a combination of user group workshops, community meetings, surveys and forums the consultation process aims to empower youth and their communities to take ownership and pride in their public spaces.

There are 2 key stages in the consultation process to ensure the client, community, users and stakeholders are all engaged. This will ensure the evolution of a highly resolved strategy or design outcome that is unique to the community it is being developed for. The 2 stages are:

**Stage 1**  
Information gathering of ideas, issues, requirements etc. To provide direction for the face to face community workshops and understand the demographic and demand in the community via the analysis of data

**Stage 2:**  
Community workshops that utilise the key outcomes of the information gathering stage and collaboratively work with the community to further explore themes and develop spatially located design responses.

By utilising these two methods of consultation, this ensures the evolution of a highly resolved and informed design outcome that is unique to the City of Fremantle Community. The consultation process also encourages the local community to take an active role in the future design development of the facility, and upon completion become guardians of the space and activate the Esplanade Youth Plaza.



**THE CONSULTATION APPROACH**

For the City of Fremantle, various methods have been used in both stages of the consultation process, to gather as much information about the community and its user needs and requirements

Stage 1 involved:

- Internal Council Liaison with relevant Departments
- Stakeholder Liaison and analysis of existing strategies and masterplans
- Development of a Community Survey with Council that was made available online and in hard copy format
- Linked to the Community Survey was the creation of a register for all interested community members who wished to participate in future workshops

Stage 2 involved

- Community Workshop with selected community members based on the feedback received from the Community Survey. This included a mixed range of users, parents and community members, both female and male, and from a number of different suburbs within the City of Fremantle. The workshop involved a presentation and interactive brainstorming session, which will be outlined on the following pages

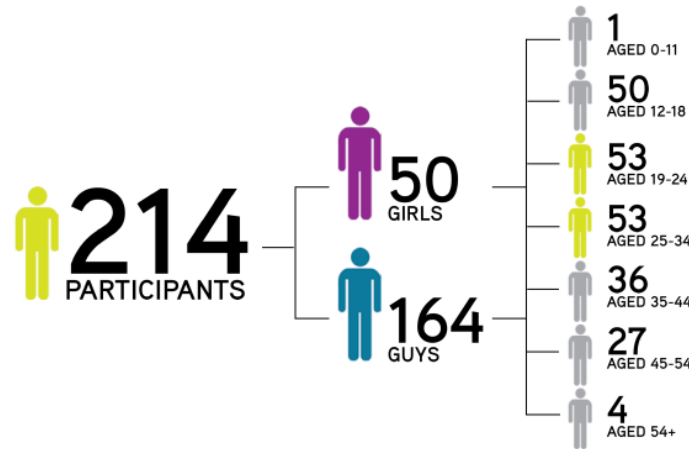


**CITY OF FREMANTLE**  
**COMMUNITY SURVEY RESULTS**  
**COMMUNITY PROFILE**

The following pages outline the key results from the City of Fremantle Community Survey, undertaken as part of the consultation phase for the City of Fremantle Youth Plaza

The Community Profile page highlights the key results from broad questions relating to participation, skills levels, current facility usage, transport and duration of participation.

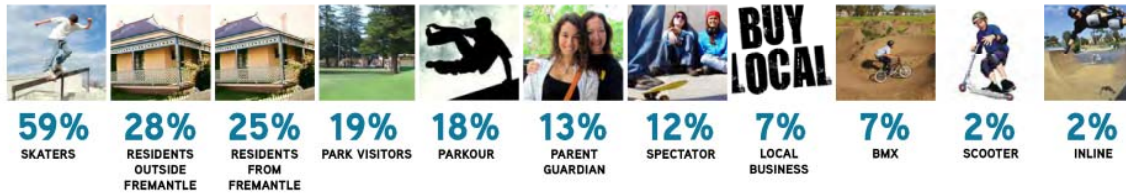
WHO ARE WE?



WHERE DO WE LIVE?



WHAT DO WE DO?



WHERE DO WE SPEND OUR FREE TIME?



WHAT SKATEPARKS DO WE USE?



WHEN, HOW LONG?

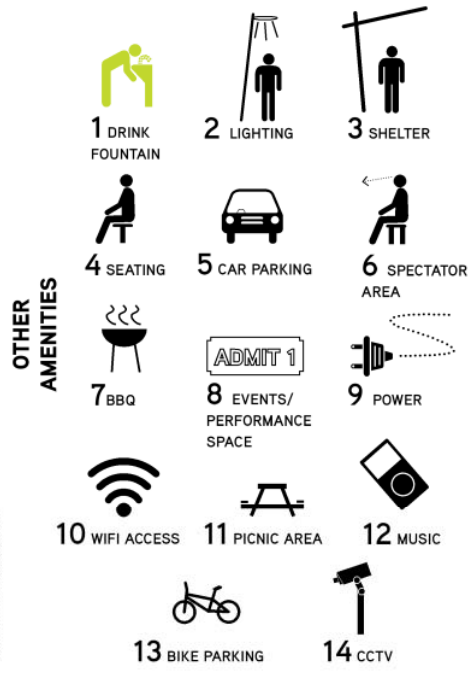
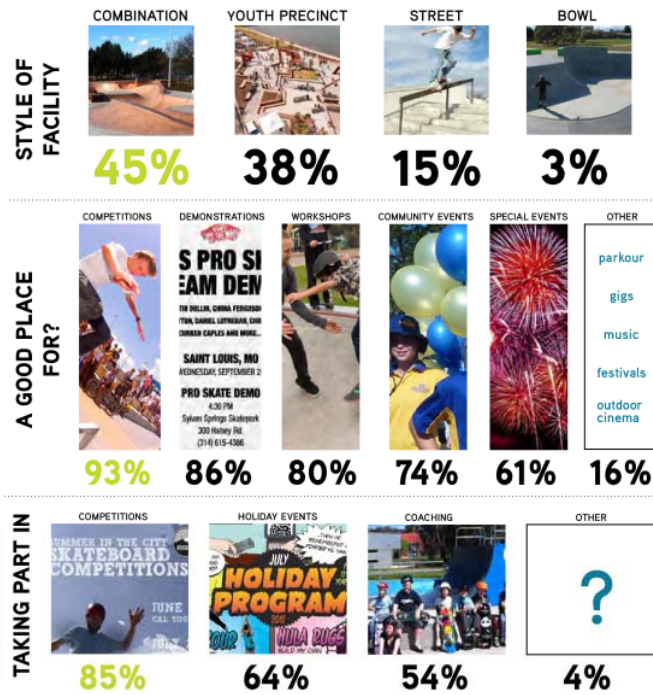


# CITY OF FREMANTLE COMMUNITY SURVEY RESULTS

## PLAZA FEEDBACK

The following pages outline the key results from the City of Fremantle Community Survey, undertaken as part of the consultation phase for the City of Fremantle Youth Plaza

The Plaza Feedback Page highlights the main results from the Survey relating to the future Esplanade Youth Plaza, in particular the preferred styles of facility, amenities, functionality and capacity to hold community based events.



FREMANTLE ESPLANADE YOUTH PLAZA

**WHAT DO YOU WANT THE FREMANTLE YOUTH PLAZA TO BE?**

With over 210 respondents for the Community Survey demonstrating the interest and enthusiasm in the development of the Esplanade Youth Plaza, the next phase in the consultation process was connecting face to face with the Fremantle Community through two Community Workshops. These workshops were split into two sessions to meet demand, taking place on Friday the 18th and Saturday the 19th of February 2013, in the Council Building in Fremantle.

The participants at both sessions, represented the diverse community of Fremantle, and highlighted the vast range of people who are both interested in the project and may also be future users of the space. Attendees included skateboarders, parkour enthusiasts, BMX riders, local business representatives, residents, parents/guardians, Councillors, youth workers, artists, film makers, the Mayor and representatives of FICRA (Fremantle Inner Residents Association). Each session had approximately 50 attendees.

The workshops centred around the question, 'What do you want the Fremantle Youth Plaza to be?' With the aim of participants developing creative design ideas and solutions for the Esplanade Youth Plaza. The session began with a presentation outlining the project brief, and processes that have so far been completed in the development of the Youth Plaza. This included running through a site analysis of the Esplanade Reserve outlining opportunities and constraints, key results of the Community Survey and a range of potential ideas for the space to stimulate thoughts and discussions.

Participants were then split into groups of 10, and were asked to work together and create the new Esplanade Youth Plaza, within a site model of the Esplanade Park. The results saw an extensive range of creative and innovative responses, whether written, drawn or created out of plasticine or any other materials that came to hand (plastic cups and plates!). Each group then presented their site plan to the room, before everyone had the opportunity to vote for their favourite idea.





FREMANTLE ESPLANADE YOUTH PLAZA

**KEY CONSULTATION OUTCOMES**

Following the collation of the group presentations and voting panels from both consultation workshops, the key outcomes from the Youth Esplanade workshops are outlined thematically below. These themes have been used to develop the design objectives, which can be found in Section 4 of this report, and will provide the foundation for the development of the design for the Esplanade Youth Plaza.

**UNIQUE, INTERESTING STREET ELEMENTS**

Skaters/bmx/scooter riders in both sessions acknowledged both the aesthetic and technical aspects of street style elements, and saw the opportunity for the Youth Plaza to contain a variety of sculptural and unique rideable pieces. This also include the development of a WOOLSTORES REPLICABLE LEDGE, to celebrate and elevate this iconic and historical skate feature into the context of the broader community.

**AN ENCLOSED BOWL**

With the closest enclosed bowls approx 20km away at Subiaco and Victoria Park, skaters in the region are looking to develop a new local bowl that challenges intermediate to advanced users, to rival the skate bowls of the eastern seaboard.

**SUPPORTING AMENITIES**

To ensure the comfort of users, and provide a complete facility for the community, items such as a shade/refuge shelter, drinking fountain, bins, seating and viewing areas were all raised as key considerations for the design. In particular, lights was an important addition to ensure the extended activation of the facility

**PARKOUR/OTHER RECREATIONAL OPPORTUNITIES**

With a strong local Parkour community, participants were naturally enthused about the prospect of incorporating Parkour Style training elements into the Youth Plaza. These could be low walls, boulders or other climbing structures. Basketball and soccer goals were also mentioned for the facility to cater for a number of users.

**ALL INCLUSIVE FACILITY**

With a rich action sports community, participants saw the need for the facility to cater for beginner, intermediate and advanced users, and appeal to a variety of rider styles. An all inclusive facility is also ensuring the plaza is safe and activated by a variety of events, and presents a range of opportunities, including performance areas, projector screen/community cinema events, skills sharing (dismantle workshop) and street art.

**INTEGRATED LANDSCAPE**

Using the surrounding mature Norfolk Pines as a starting point, participants discussed how more softscape elements could be utilised in the design including incorporating more trees into the design, using a range of skateable materials and green walls.

**WORLD CLASS DESIGN AND CONSTRUCTION**

Utilising a combination of unique skateable elements, high quality design and construction, participants saw the Esplanade Youth Plaza as a flagship facility, that could put Fremantle on the regional, national and international skating/bmx/scooter and youth precinct map.



PREPARED BY CONVIC FOR THE CITY OF FREMANTLE

25

FREMANTLE ESPLANADE YOUTH PLAZA

SESSION 1

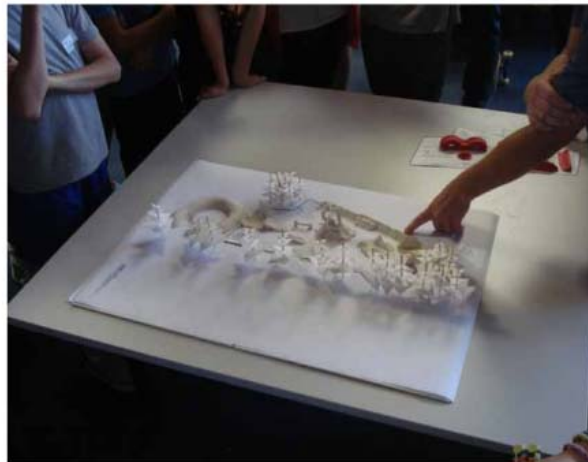
**IDEAS**

- skate rail connection, RT flow
- big, lockable, warden-free
- maritime objects, viewing platform
- trapezoidal
- public sculpture
- shade
- Shade (projector)
- Skateable objects/seats
- Raised stage
- using skate to split function
- skate seats
- youth outreach @ plaza
- mini ramp
- half pipe
- drop in bridge
- round = bowl
- amphitheatre
- wooden accessible
- wooden replica
- green wall to help with noise
- street art - skate to rail
- drinking fountains
- pedestrian routes
- different heights/planum
- central area benches
- cameras (monitoring)
- canvases mounted on ledge
- chilled water dispenser
- round
- skate run
- centre gazebo
- cradle
- mini class
- ped seating



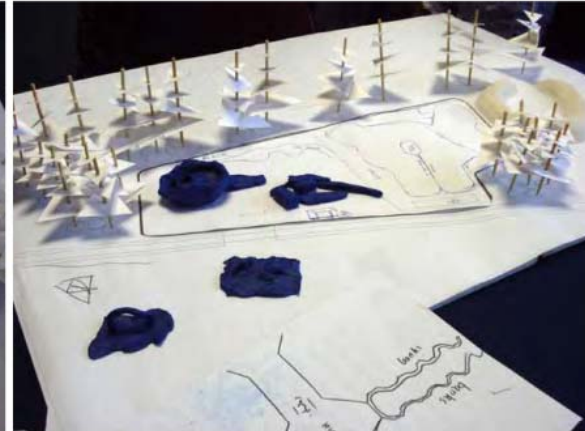
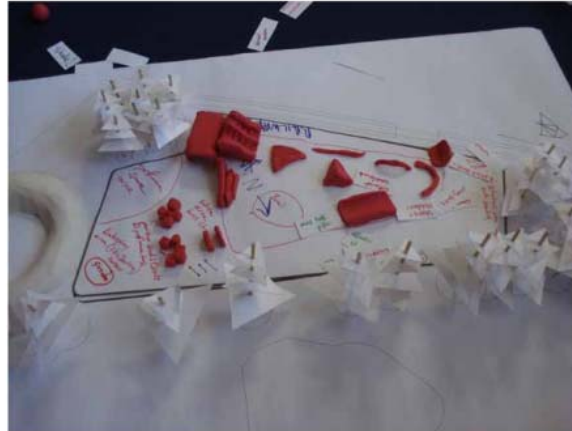
TOP IDEAS

1. Skateable objects, seats
2. Interesting and Unique
3. Woolstore Replica
4. Skate Mentors, Shade, Projector Screen, Drink Fountain, Drop in Bridge, Green wall



FREMANTLE ESPLANADE YOUTH PLAZA

SESSION 2



TOP IDEAS

1. Sculptural, Unique Street Elements
2. Parkour Area
3. Closed Bowl
4. World Class Bowl 6ft-10ft
5. Public Toilets



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27





**DESIGN PRINCIPLES**

FREMANTLE ESPLANADE YOUTH PLAZA  
**DESIGN PRINCIPLES**

**DESIGN OBJECTIVES**

Using the key outcomes from the two consultation workshops, the findings of the site analysis and reviews of existing strategic documents including the Esplanade Conservation Plan 2010, the Design Principles for the Esplanade Youth Plaza were used to drive the concept design of the project:

**THE ESPLANADE YOUTH PLAZA: THE HEART OF THE COMMUNITY**

With the Esplanade Reserve at the heart of the City, the Youth Plaza will reactivate the young people of Fremantle and become the heart of the community. Embodying principles of social sustainability, the facility offers opportunities for all participants. It is a central community hub for events, competitions and social opportunities.

**CELEBRATING 'WORK HARD, PLAY HARD'; THE CULTURE OF FREMANTLE**

The Youth Plaza is a manifestation of the very best of the culture of Fremantle. Interpretative layers are interwoven through the space, using a range of materials to tell the story of the rich history of the city, in particular its working past. Complementing this is the strong skating culture within the community, evident in the unique and challenging skateable terrain that pays homage to the Woolstores edge, making the facility a key destination for local users and national and international visitors.

**AN ICONIC, CONTEMPORARY WORLD CLASS FACILITY**

With such a strong user community, the skateable/rideable terrain of the Youth Plaza is of a world class standard, ensuring the future growth and development of the sport to the highest standard. The Youth Plaza however, is not just an iconic facility due to its functionality and dynamic uses, but also due to its striking aesthetics and contemporary design, positioning the plaza as one of the flagship public space developments in the City of Fremantle.

**A CENTRE FOR RECREATIONAL OPPORTUNITY AND SKILL SHARING**

The diversity of the community, and its recreational needs were brought to the fore, and as such, the Youth Plaza offers not only skate/bmx/scooter, but parkour and other informal recreational opportunities. Together with the Dismantle Bike Hub, the facility is a central source of knowledge and skill sharing for the community through workshops and demonstrations, ensuring skill progression and development.

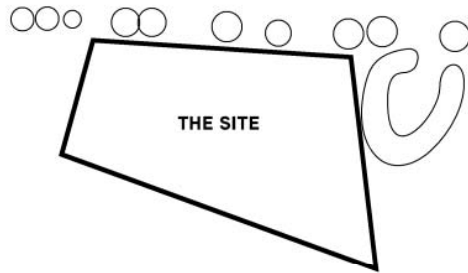
**AN INTEGRATED LANDSCAPE AND MATERIALITY APPROACH**

The Youth Plaza draws on the rich palette of the landscape within the Esplanade Reserve, and incorporates elements such as trees, indigenous vegetation and a sympathetic material to ensure the facility complements the reserve, and ensuring natural site drainage is maintained. This allows the facility to manifest as a contemporary youth precinct whilst being responsive and sensitive to the heritage significance of the Esplanade.



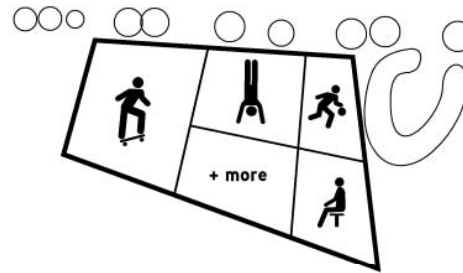
**5**  
**CONCEPT DEVELOPMENT**

FREMANTLE ESPLANADE YOUTH PLAZA



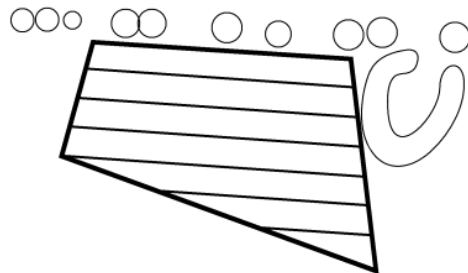
**1. EXISTING SITE**

The site is currently positioned in the south east corner of the Esplanade Reserve. An avenue of mature Norfolk Pines create the northern boundary to the site with the rail line and park boundary fence to the south. An informal boundary to the west is dictated by the rail line crossing and main desire line across the park. The grass mound offers a topographical boundary to the east. Little level change occurs across the flat site and groundwater levels are only 1m below the existing surface.



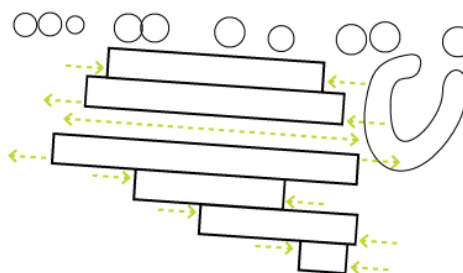
**2. CREATE PROGRAMS**

The design will incorporate several youth focused programs, but with clear accessibility and functionality to the wider community. This is achieved through a variety of set programs, informal programs and temporary programs. Skate will be integral to the overall space, with integrated parkour opportunities throughout, a basket ball half court, and other passive opportunities in other instances allow for users and visitors to rest, relax, spectate, meet, socialise, play, participate, gather and create.



**3. ECHOING A LINEAR HISTORY**

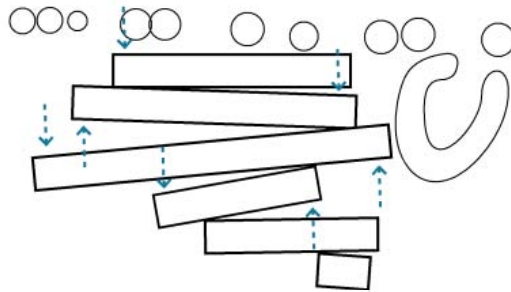
Fremantle's rich history is woven within the design by making reference to the industrial, rail, port and skate past that makes Fremantle so unique today. Of particular note is the Esplanades historic rail line and existing heritage Norfolk Pines, the neighbouring port and coastal location, and the Woodstores ledge and it's significant importance to skate culture. All these manifest themselves in a linear array subtly reflected in the layout of the design.



**4. INTEGRATING THE LANDSCAPE**

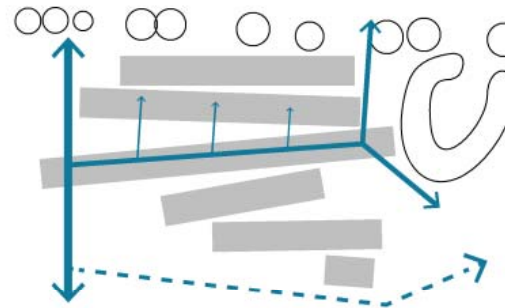
Skate infrastructure inherently requires a smooth hard stand surface to facilitate active use and functionality. To mediate between the softscape of the surrounding parkland and the hardscape of the youth space, a coastal landscape responding to the interfaces will integrate the facility into the greater park context and still add a new landscape theme into the reserve.

FREMANTLE ESPLANADE YOUTH PLAZA  
**SPATIAL DEVELOPMENT**



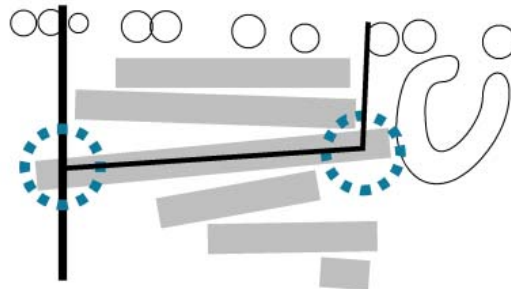
**5. CONNECTING SPACES**

The linear forms tilt and shift as if lifted by tidal movements to delineate spaces and create varying views and connections. All spaces will connect to allow for continuing movement and flow throughout the space.



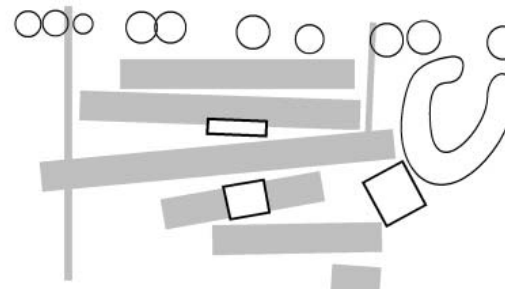
**6. DESIRE LINES**

Formalising the key north-south route to the west of the site creates an active fringe to the space and a direct route into and through the reserve. Further routes allow for both direct and indirect circulation, increasing opportunities for social interaction and an inviting and welcoming space for all users and visitors.



**7. NODAL INTERSECTIONS**

Key intersections along the main desire lines will be delineated through visual elements. These highlight directional junctions and key vistas, whilst creating entry or nodal statements for the plaza and wider reserve.



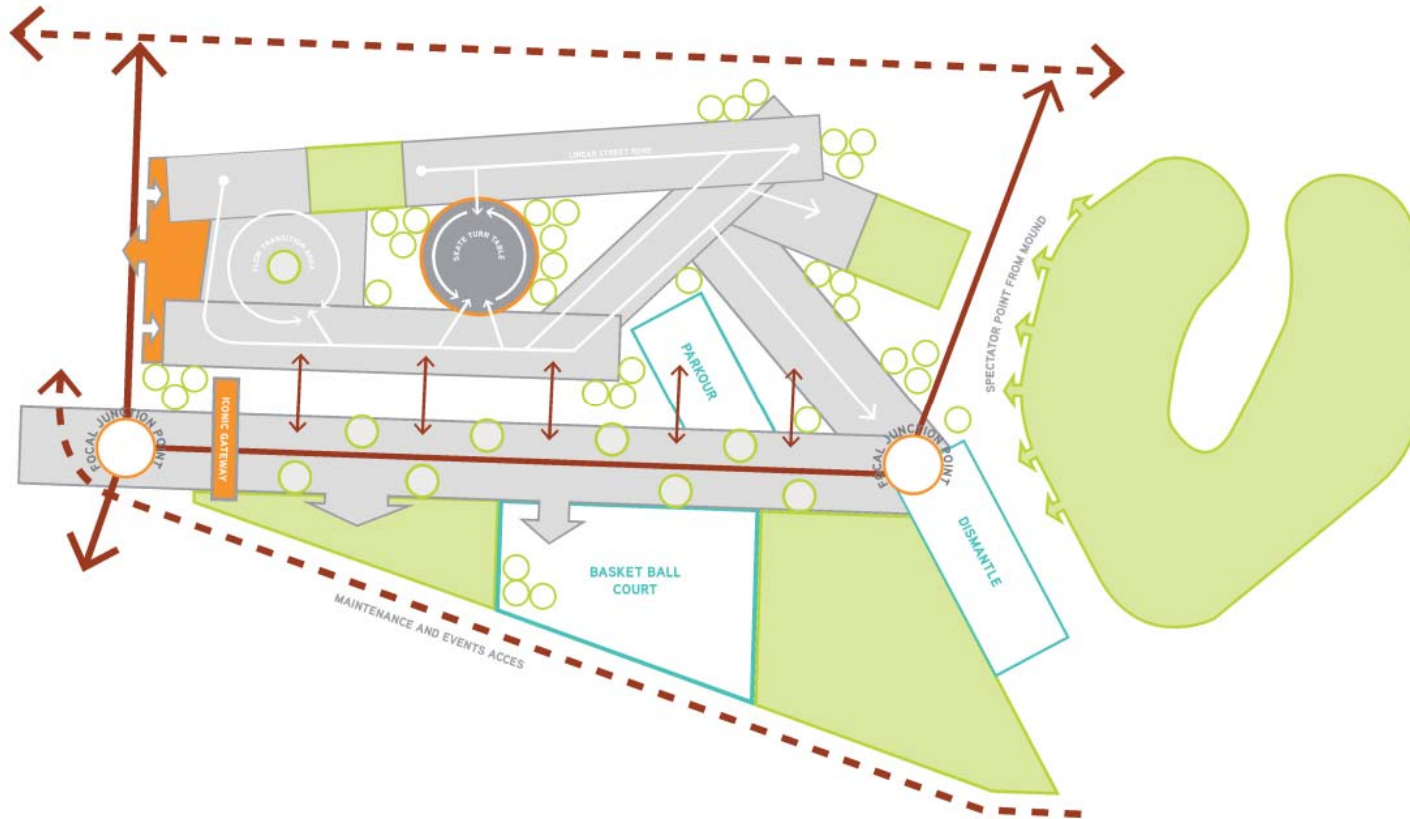
**8. CONNECTING COMMUNITY**

To increase the usage and success of the design, areas allowing for flexible activation will be situated at key locations. At present 'Dismantle', a bike skill share enterprise currently provide activation to the site. By linking in further groups and social enterprises the space will be constantly utilised. Further groups may include local art groups, skate sculpture, SbA, parkour Australia and other council and public initiatives.

FREMANTLE ESPLANADE YOUTH PLAZA

**THE CONCEPT | TO CREATE A COMMUNITY SPACE ACTIVATED VIA COMMUNITY EVENTS, PROGRAMS AND ACTION SPORTS. ENHANCING AN ICONIC PARK SETTING AND CREATING A FOCAL HUB FOR THE COMMUNITY OF FREMANTLE. CAPTURING THE RICH HISTORIC ESSENCE OF SITE WITHIN A CONTEMPORARY YOUTH FOCUSED DESIGN.**

FREMANTLE ESPLANADE YOUTH PLAZA  
**CONCEPT DIAGRAM**



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35

FREMANTLE ESPLANADE YOUTH PLAZA  
**DESIGN EVOLUTION**



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**INITIAL FEEDBACK**

Prior to issuing the draft design concept to the Fremantle community, the two draft concept options were issued to the City of Fremantle and S&A, for feedback. Key areas that were to be further developed during the refinement process of the draft design concept included:

- Ensuring access and connectivity both through the site and around the periphery. This is critical to maintaining vehicular access through the site for events, but also ensuring safe movement for pedestrian users.
- The inclusion of lighting within the facility, to increase activation opportunities, particular for events and competitions at night, as well as ensuring the safety of users and that passive surveillance opportunities can be maximised.
- The inclusion of further supporting amenities such as bike racks, BBQ and a table tennis table.

In regards to the functional use of the facility relating to skateboarding and BMX usage, S&A provided the following feedback:

- Appreciation of the landscaping and design themes, particularly incorporating the heritage aspects of the site.
- The inclusion of more street obstacles such as small down rails, larger down rails, hubbas, bump to rails, bump to ledges, manual pad combos will ensure the facility is suitable for larger competitions and major events, for example the WA NIKE SBA AM Series.

37



CONTEXT PLAN



ESPLANDE RESERVE TOTAL SIZE: 36500M2  
YOUTH PLAZA TOTAL SIZE: 3500M2 (9.5% OF RESERVE)

0 10 20

Option 1 | responds directly to the inclusion of the esplanade park iconic mound. This feature provides a surreal internal spatial quality in such an urban parkland setting. As the only elevated grass area in the parkland it offers great vantage points to spectate or observe a sunset over the fremantle waterfront. This skate plaza concept option incorporates the mound, utilising and adapting it as formalised grassed seating terraces while still maintaining its inherent internal spatial qualities. Option maintains the mound and has a more direct connection and interface with the railway pedestrian gateway.

38

FREMANTLE ESPLANADE YOUTH PLAZA

LEGEND

-  BRICK PAVERS "HERITAGE"
  -  CONCRETE "PORTLAND GREY"
  -  GRIT PATH "GREY"
  -  TIMBER BOARDWALKS/TERRACES
  -  PLANTING BEDS
  -  TURFED LAWN
  -  EXISTING NORFOLK PINES
  -  PROPOSED AVENUE TREES
  -  PROPOSED TREE STANDS
1. JUNCTION POINT SCULPTURE
  2. CONVERTED SHIPPING CONTAINER GATEWAY
  3. BBQ AREA
  4. TIMBER TERRACED SEATING AREA
  5. STREET RUN (WOOLSTORES INSPIRED)
  6. B-BALL REST SPACE
  7. B-BALL HALF COURT
  8. FLOW TRANSITION SKATE AREA 900 - 1500H
  9. LOVE SEAT
  10. VERT WALL WITH BRICK TOP 2100H
  11. SHIPPING CONTAINER SHELTER
  12. EURO, HUBBAS, HAND RAIL + 6 STAIR
  13. KICKERS WITH RAIL, PUMP BUMP + LEDGE
  14. QUARTER PIPE WITH ARCH EXTENSION
  15. QUT/HUBBA LEDGES+ QUT/DOWN RAIL
  16. QUARTER PIPED MANUAL PAD
  17. STEEL FLAT RAIL WITH BANKED SIDE
  18. FLAT BANK WITH STAIR LEDGES
  19. PARKING BLOCK LEDGE
  20. CHINA BANK, PROTRUDING LEDGE + UP LEDGE
  21. COLUMN WITH TIGHT TRANSITION
  22. MOGUL
  23. HIPPED CANTILEVERED BANK
  24. MINI RAMP
  25. SHIPPING CONTAINER LEDGES
  26. 900H QUARTER PIPE RETURN
  27. PARKOUR AREA
  28. SECONDARY ENTRANCE PATH
  29. RECLAIMED BUOY WITH TRANSITION
  30. EXISTING MOUND
  31. DISMANTLE BIKE WORKSHOP
  32. EXISTING TREES RETAINED
  33. MAINTENANCE AND EVENTS ACCESS

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FREMANTLE ESPLANADE YOUTH PLAZA

**OPTION 1**  
**RETAIN EXISTING MOUND**





CONTEXT PLAN



ESPLANADE RESERVE TOTAL SIZE: 36500M2  
YOUTH PLAZA TOTAL SIZE: 3500M2 (9.5% OF RESERVE)

Option 2 | reconfigures the existing mound allowing the skate plaza to be positioned closer to the car parking. This affords more centralised green space to the park. The design response creates a linear mound to continue providing an ideal landform feature for relaxed and passive activities, elevated viewing and as a green landscaped berm to the carpark. The spatial arrangement of the plaza provides greater connectivity to the city with the same plaza design and reconfigured interfaces to the railway pedestrian gateway.

FREMANTLE ESPLANADE YOUTH PLAZA

LEGEND

-  BRICK PAVERS "HERITAGE"
-  CONCRETE "PORTLAND GREY"
-  GRIT PATH "GREY"
-  TIMBER BOARDWALKS/TERRACES
-  PLANTING BEDS
-  TURFED LAWN
-  EXISTING NORFOLK PINES
-  PROPOSED AVENUE TREES
-  PROPOSED TREE STANDS

1. JUNCTION POINT SCULPTURE
2. CONVERTED SHIPPING CONTAINER GATEWAY
3. BBO AREA
4. PING PONG TABLE
5. MINI RAMP
6. B-BALL REST SPACE
7. B-BALL HALF COURT
8. FLOW TRANSITION SKATE AREA 900 - 1500H
9. LOVE SEAT
10. VERT WALL WITH BRICK TOP 2100H
11. SHIPPING CONTAINER SHELTER
12. STREET RUN (WOOLSTORES INSPIRED)
13. QUARTER PIPE WITH ARCH EXTENSION
14. KICKERS WITH RAIL, PUMP BUMP + LEDGE
15. OUT/HUBBA LEDGES+ OUT/DOWN RAIL
16. QUARTER PIPED MANUAL PAD
17. STEEL FLAT RAIL WITH BANKED SIDE
18. FLAT BANK WITH STAIR LEDGES
19. PARKING BLOCK LEDGE
20. CHINA BANK, PROTRUDING LEDGE + UP LEDGE
21. COLUMN WITH TIGHT TRANSITION
22. MOGUL
23. HIPPED CANTILEVERED BANK
24. DECKED CONNECTION POINT
25. SHIPPING CONTAINER LEDGES
26. 900H QUARTER PIPE RETURN
27. EURO, HUBBAS, HAND RAIL + 6 STAIR
28. RECLAIMED BUOY WITH TRANSITION
29. RECONFIGURED MOUND
30. PARKOUR AREA
31. DISMANTLE BIKE WORKSHOP
32. CINEMA MOUND
33. EXISTING TREES RETAINED
34. MAINTENANCE AND EVENTS ACCESS

FREMANTLE ESPLANADE YOUTH PLAZA  
**OPTION 2**  
RECONFIGURE EXISTING MOUND



FREMANTLE ESPLANADE YOUTH PLAZA  
**3D OVERVIEW**



FREMANTLE ESPLANADE YOUTH PLAZA  
**CHARACTER AREAS**

THE CONCEPT DESIGN HAS A NUMBER OF CLEARLY DEFINED SPACES THAT RESPOND TO PROPOSED USES AND TO THE EXISTING SITE CONTEXT. THESE ARE 'ZONES' THAT INFORM THE OVERALL STRUCTURE AND COMPOSITION OF THE CONCEPT DESIGN, AS DESCRIBED BELOW:

**1: ARRIVAL GATEWAY**

A formalised gateway providing the "front door" to the youth plaza and a defined broad entry into the wider Esplanade Reserve. As a busy thoroughway to the waterfront from the city through the reserve the gateway will incorporate seating opportunities for all park users to relax, meet, take their lunch, or spectate comfortably in an expansive green space.

**2: CENTRAL SPINE**

Abroad open promenade, acting as conduit and transition space through the reserve. It offers a treed avenue with views across the space and a relaxed meandering stroll sensibility. It facilitates easy transitioning between spaces and along the facility.

**3: RAIL-SIDE ACTIVITY NODES**

An active zone animated through proposed programs, landscape character and easy accessibility. The dynamic swathes of planting provide a naturalistic and green setting for activities such as parkour, half court basketball, outdoor table tennis as well as areas of respite and shade.

**4: SKATE PLAZA**

A low profile skate plaza with unique street elements, transition flow area and mini ramp, all connected to create continuous skate runs. A sculptural skate surface with bold landforms and strong lines of planting that punctuate the space with seasonal flushes and colour.

**5: THE MOUND**

The unique and iconic existing mound is subtly re-configured with terracing to provide informal seating for panoramic views across the skate space and wider reserve while maintaining its inherent spatial qualities the terracing affords large seating area and space for social functions.







FREMANTLE ESPLANADE YOUTH PLAZA

1: ARRIVAL GATEWAY

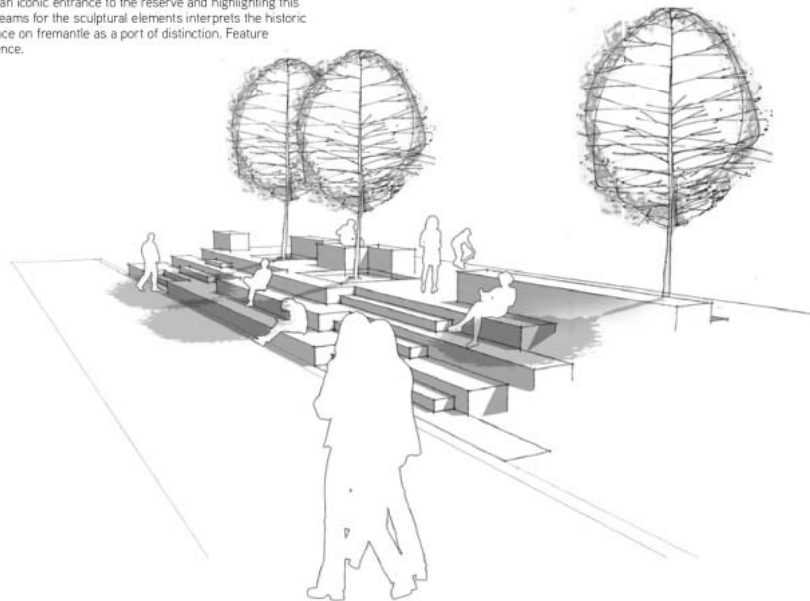
The main entrance to the proposed Youth Plaza is positioned to the south of the reserve, adjacent to the rail line crossing from the waterfront. A new interpretive feature identifies an arrival point to the Youth Plaza and the wider Esplanade Reserve as a definitive node to the core of the city and the waterfront.

The gateway opens out to create an ideal focal and meeting point. It is orientated with a strong linear band tying it back into the central spine. This linear feature is further developed in the surface finish pattern through a series of long thin brick pavers laid as a band. The paving direction is aligned to reinforce the direction to the entrance of the Youth Plaza. A series of timber terrace of seating height allows for groups of varying sizes to congregate and socialise.

A centralised sculpture creates an iconic entrance to the reserve and highlighting this key junction point. Using steel beams for the sculptural elements interprets the historic link to the rail line and its influence on Fremantle as a port of distinction. Feature lighting will accentuate its presence.

A soft granitic gravel path acts as the key route across the Reserve from rail entrance to central reserve axis. This newly established route is flanked with timber terraces of varying heights. These provide a flexible space with a range of informal seating opportunities. The terraces look east/west to provide views across the wider park. They create an informal rolling form to mediate the level change to the skate plaza.

Feature strip lighting is integrated into the terraces. The lighting reinforces the main thoroughway of the reserve and leads pedestrians through the space. The lighting will create a dynamic and vibrant night time space with a subtle light quality, both welcoming and supportive of traversing the space.



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47





FREMANTLE ESPLANADE YOUTH PLAZA

2: CENTRAL SPINE

The central spine creates a unique linear corridor that acting as the major artery through the plaza. The long run provides a continuous skate line unique in this setting. The inclusion of red brick pavers to create breaks in the concrete surface treatment highlight secondary routes into other key areas.

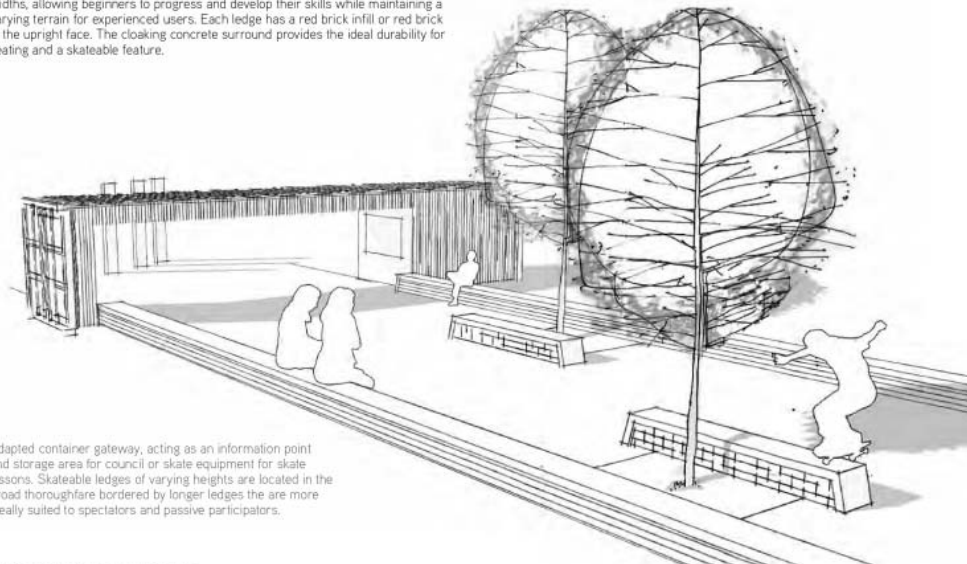
A large adapted open sided shipping container creates an iconic and visual gateway into the plaza. This container feature acts as a notice board for up and coming events and other community, user and visitor information. The containers also provide an ever changing canvas for community programs and local street artists.

Strategically placed concrete ledges offer street style skate opportunities that echo those of the Woolstores ledge. Other ledges are positioned to offer safe seating opportunities for non-user and spectators. The ledges are of varying heights and widths, allowing beginners to progress and develop their skills while maintaining a varying terrain for experienced users. Each ledge has a red brick infill or red brick in the upright face. The cloaking concrete surround provides the ideal durability for seating and a skateable feature.

The treed avenue emphasises the strong linear character of the space, framing the corridor and providing natural shade and amenity along the entirety of the spine. The tree planter beds provide challenging skate gaps for users.

The eastern end of the spine responds to the more organic forms of the adjacent mound. The concrete and brick bend and twist to create unique skate obstacles that connect to the main skate plaza.

The eastern end of the youth space is focally punctuated by a reinvigorated shipping buoy. It stands proud to highlight the junction point and visually connect the movement and circulation corridors of the plaza.



Adapted container gateway, acting as an information point and storage area for council or skate equipment for skate lessons. Skateable ledges of varying heights are located in the broad thoroughfare bordered by longer ledges the are more ideally suited to spectators and passive participants.

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49





FREMANTLE ESPLANADE YOUTH PLAZA

### 3: RAIL-SIDE ACTIVITY NODES

The conceptual design for the area adjacent to the reserve boundary/rail line facilitates a range of programs and is organised into four nodes, each with different function and form.

The first node is predominately planted with low level planting in bands interwoven with gravel paths forming a tapestry of subtle landscape elements. A copse of sculptural trees punctuate the space to create a green backdrop to the plaza and buffer to the rail lines. A brick paved area provides for a barbeque area. The social outing space contains electric barbeques, picnic benches and litter bin.

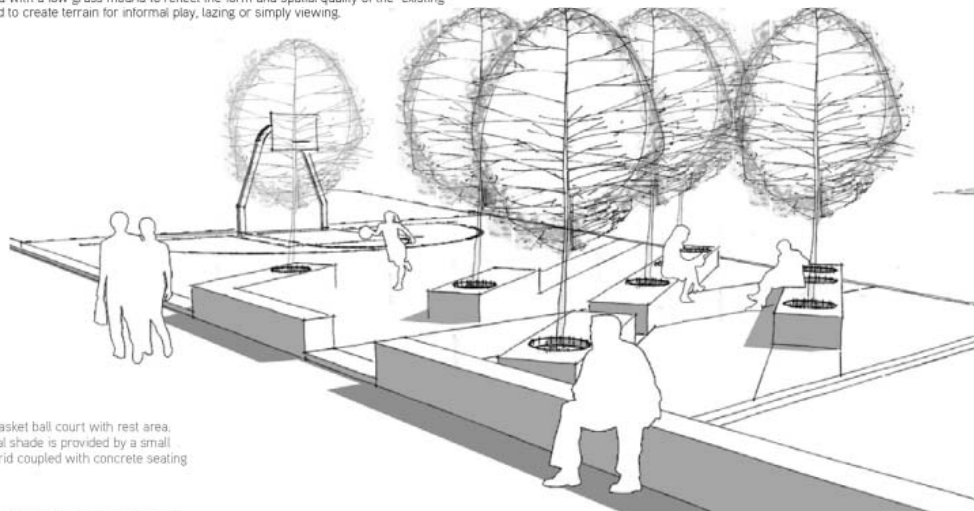
The central node provides for activity with the inclusion of a basket ball half court. The banded pattern crosses from the central spine into the court. This connects the spaces through landscape and highlights the entrance to the space. Rest and spectator points are situated to the rear of the court in the bands as linear concrete seats. These also double as tree planters creating a natural canopy and shade over the seating areas.

The third node utilises the existing stand of Araucaria (Norfolk) pines. These are framed with a low grass mound to reflect the form and spatial quality of the existing mound to create terrain for informal play, lazing or simply viewing.

Parkour as an active sport will feature throughout the entirety of the Youth Plaza. It will also have a dedicated space concentrated within this area creating an integrated active node for users. Poles and adapted shipping containers will create unique parkour elements set within a soffit area.

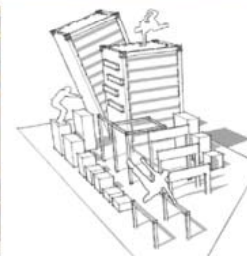
The final node considers social enterprise activities and includes 'Dismantle' within the plaza. This active role within the social fabric of the site will positively add to the overall programming of the space and provide wider community function through skill share, workshops, events and the occasional outdoor cinema.

Maintenance and vehicle access for other reserve functions and activities is maintained in its existing location. The access corridor will be along the length of the rail fence boundary. The access will be 5m wide and have a granitic gravel surface treatment so as to fit the overall reserve landscape character.



Half basket ball court with rest area. Natural shade is provided by a small tree grid coupled with concrete seating

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FREMANTLE ESPLANADE YOUTH PLAZA

# 4: SKATE PLAZA

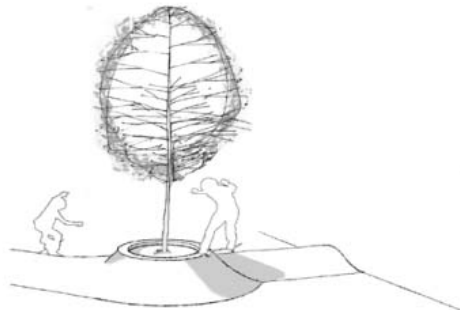
The skate plaza is heavily focused on skate/bmx/scooter activities. The linear bands create unique skate runs that are all interlinked with a donut shaped mogul. This works in a similar way to a train turntable, creating a junction point that links all the individual runs allowing continuous flow from one to another.

A blend area is concentrated to the western end of the site to allow for low flowing skate lines, similar to an open bowl or snake run.

The design allows for riders to be able to create their own unique continuous flowing lines around the park without having a specific "circuit" predetermined or laid out with a specific "start" or "finish" point. With no similar skate facilities in Western Australia, this space will provide a unique experience for riders, allowing them to develop their styles and tricks through diverse and unique terrain opportunities.

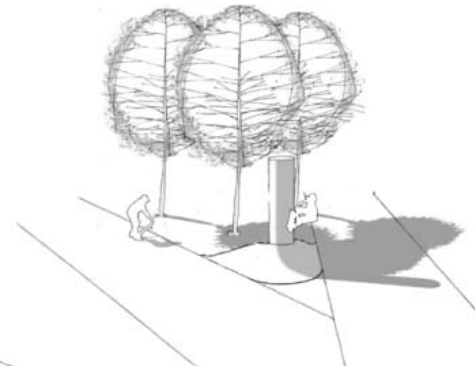
The skate features include moguls, roll-overs, volcanoes, quarter pipes, tight pockets and banks. The base slab is undulating with the skate features of varying heights (some with coping, some with rolled concrete tops) to provide a greater range of challenges.

A classic mini ramp is located at the opposite side of the site, suitable for competitions and everyday shredding. This is positioned to allow for spectators sitting on the mound to have clear views into the feature skate element.



Tree planting in flow area, pushing up through the surface to create a skateable form.

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Steel column with concrete transition base. Steel column is marked with flood level lines to echo the sites relationship with the sea.

The central areas contrast in character creating unique street style obstacles. A variety of ledges, taco, manual pads, banks, hips, columns and rails provide a range of elements for creative users, fostering skill progression. Obstacles will be well spaced to allow full function of all elements with more space for run-up and landing to increase flow and create continuous skate lines around the street plaza.

An shipping container is converted to create a shelter in the central space. It can also function as an events stage for events and performances such as bands, DJs, competitions, etc.

Concrete will be used throughout the majority of the space the preferred usable surface. The concrete palette will be accentuated and detailed with splashes of colour and the unique integration of selected materials such as brick and steel. This will add contrasting skateable textures, materiality and colour into the space, providing a visually stunning public open space feature.

Trees will be planted throughout the space to provide additional shade and amenity and added softness to the plaza and integrate it into the wider reserve green space. The tree planting will be seen as though pushing through the hard skate surface and in places creating unique skate elements.



FREMANTLE ESPLANADE YOUTH PLAZA



FREMANTLE ESPLANADE YOUTH PLAZA

5: THE MOUND

The mound is retained and subtly adjusted to provide a terraced edge facing into the plaza. It is the ideal location for spectators to gather and watch the various activities around the site, whilst also creating an informal buffer to the eastern car parking. Trees are scattered through the terraces creating shade and scale to the space while providing a green veil to the eastern view. The mound also provides a central space of respite and quiet from the surrounding activities. A feature unique to this formation and visitors of the reserve.

An alternative design option is considered with the removal of the existing mound and locating the youth plaza toward the carpark. This option is provided as a means to retain lawn space within the central area of the reserve. This concept design option is modified to integrate the youth space into a new context while maintaining the existing connections, circulation and overall amenity. A planted longitudinal mound is added to create a buffer to the carpark and allow for elevated viewing and a grassed bank for relaxed and passive activities.

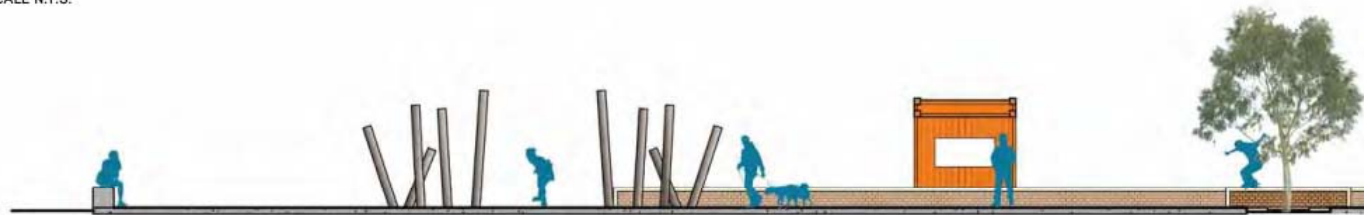




FREMANTLE ESPLANADE YOUTH PLAZA



LOCATION PLAN  
SCALE N.T.S.



A - MAIN GATEWAY AND CENTRAL SPINE SECTION  
SCALE 1:100



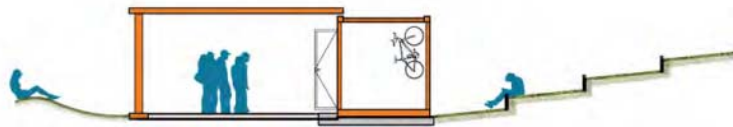
B - TIMBER TERRACE AND FLOW TRANSITION AREA  
SCALE 1:100

56

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FREMANTLE ESPLANADE YOUTH PLAZA

## SECTIONS



C - DISMANTLE STORAGE SHEDS, TIMBER SHELTER AND TERRACED MOUND  
SCALE 1:100



D- PARKOUR AREA  
SCALE 1:100

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57



FREMANTLE ESPLANADE YOUTH PLAZA

**MATERIALS PALETTE**

The material finishes and textures to the plaza play a key role in the integration of this development within the surrounding area. Materials have been selected to reflect Fremantle's rich industrial past and be in keeping with its surrounding context. The plaza will reinforce Fremantle's and Esplanade Reserves strong history within the paving geometries creating strong dynamic lines.

- Red bricks reflect the surrounding architectural tenor whilst also linking back to the history of the Woolstores.
- Corten steel reflects the historic rail line and the full carriages that once moved through the space.
- Timber sleepers further reflects the rail line, but also highlights the rich maritime and ship building history and wharves.
- Concrete will be utilised as a smooth texture rolling surface, juxtaposed to the other feature materials in a skateable future.



**P1 - RED BRICK**  
Colour: Traditional  
Finish: Tumbled - upright faces  
Smooth - paving  
Size: 230 x 110 x 76mm



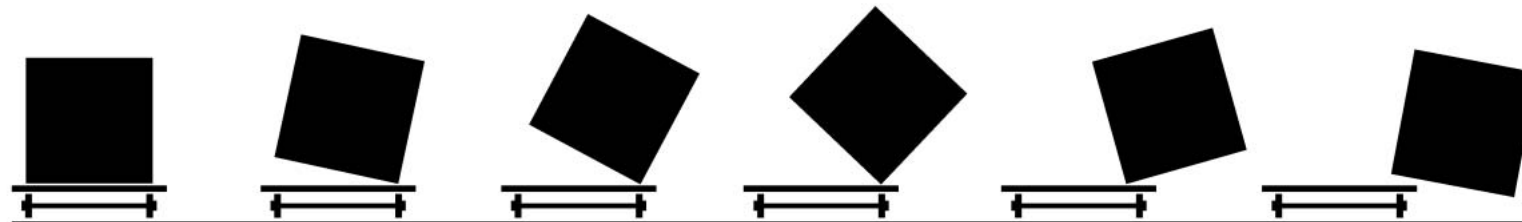
**P2 - CORTEN STEEL**  
Self oxidizing patina finish.  
Sheet size: 2400 x 1200mm



**P3 - TIMBER SLEEPERS**  
Timber: Ironbarks, spotted gum, white cypress pine and other durable timbers.



**P4 - CONCRETE**  
Colour: Grey tones and charcoal.  
Finishes: Exposed aggregate and honed.



HISTORIC FREIGHT LINE

FREMANTLE ESPLANADE YOUTH PLAZA

PALETTES

PLANTING PALETTE

The planting responds to the linearity of the site and design and provides a soft landscape visual to the harder qualities of the youth plaza, and combines a natural landscape character with a contemporary design response.

The planting concept is designed to soften the transition between the hard nature of the plaza, and the soft nature of the wider park, whilst also providing all year interest of colour and architectural structure in linear bands. This robust pattern is softened through natural planting of feathery grasses and feature architectural plantings providing a dynamic sense of movement and structure reflecting the active nature of the site.

Tree species have been selected to complement the existing Norfolk Pines and to highlight the more recent section of the Esplanade Reserve.

Coastal species are to be selected that are salt water tolerant, with advise from council.

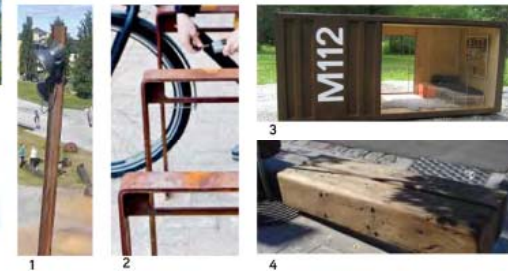


- 1// Lomandra confertifolia
- 2// Lomandra hystrix
- 3// Anigozanthos flavidus
- 4// Casuarina equisetifolia
- 5// Agonis flexuosa
- 6// Melaleuca lanceolata

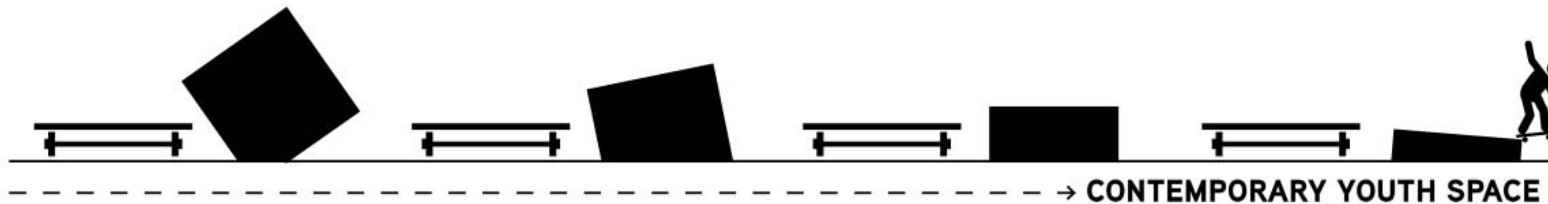
FURNITURE PALETTE

The furniture will reflect the industrial past of Fremantle by utilising robust raw materials, such as steel and timber sleepers.

Where possible elements will be repurposed to create innovative new functions, for example converting old shipping containers into shelters.



- 1// Lighting Columns
- 2// Bike Parking Racks
- 3// Converted Container Shelters
- 4// Timber Sleeper Seating



FREMANTLE ESPLANADE YOUTH PLAZA

# LIGHTING

LIGHTING: NIGHT TIME ACTIVATION



LIGHTING COLUMN, CAIRNS SKATEPARK



STRIP LIGHTING, GEELONG YOUTH ACTIVITIES AREA



FEATURE LIGHTING, WODEN SKATEPARK