



# Additional documents

## Ordinary Meeting of Council

Wednesday 23 August 2023 6pm



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**PC2308-6            PROPOSED METROPOLITAN REGION SCHEME AMENDMENT  
1404/41 – ROE 8 REMAINDER AND ROE 9 (REMOVAL OF  
PRIMARY REGIONAL ROADS RESERVATION)**

**Proposed amendment by Cr Andrew Sullivan**

To amend the Committee's Recommendation as follows:

**Council request ~~the CEO officers~~ to lodge a submission with the Western Australian Planning Commission on Metropolitan Region Scheme Amendment 1404/41 – Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation) that:**

- 1. Expresses Council's appreciation to the Western Australian Planning Commission for the opportunity to provide comment on Metropolitan Region Scheme Amendment 1404/41 – Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation).**
- 2. *Reiterates the issues noted in Council's previous decision relating to the amendment area from the Ordinary Council Meeting held on 14 December 2022;***
- 3. *Supports the community's vision for the Cockburn Community Wildlife Corridor, and applauds the work undertaken by Nature Link Perth and UWA Landscape Architects that demonstrates how the corridor may be achieved within sensitive and strategic urban development;***
- 4. *Supports the need for further review of the "Indicative Concept Plan – Roe 9" and the "Indicative Concept Plan – Roe 8 Remainder", with the purpose to deliver more certainty via a district level structure plan, or a similar planning instrument, to include the following:***
  - a. *a wide, continuous, legible and sustainable green corridor for the movement of wildlife between the coast and the Beeliar wetlands and safe active transport link through all of the proposed urban zones, including a green link between the Hamilton Hill Swamp area and the proposed Parks and Recreation reserve along Ahern Street;***
  - b. *provision of additional reserve land to facilitate the full redevelopment of the Wally Hagan centre and the reinstatement of Hamilton Hill Swamp, including review of the need for Starling Street west of Leda Street, the inclusion within the reserve of the properties at 60 – 70 Rockingham Road, and the potential to re-locate Leda Street further east; and***
  - c. *the inclusion of the land noted in 4(b) above as Parks and Recreation reserve in the MRS in recognition of the regional***



*importance of the Wally Hagan facilities, or alternatively secured within local recreation reserve(s) specifically for that purpose.*

**2. 5. Advises the Western Australian Planning Commission that it:**

- a. supports the rezoning proposals *located within the City of Fremantle* ~~contained within Metropolitan Region Scheme Amendment 1404/41 — Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation).~~ ; and,
- b. supports the rezoning proposals *located within the City of Cockburn subject to further consideration of the matters raised in part "4" above.*

**3. 6. Provide a copy of this report *and the report from the December 2022 OCM* to:**

- a. the Western Australian Planning Commission as a summary and background to the submission above; and,
- b. the City of Cockburn for *further consideration and discussion* ~~its records.~~

**Reasons for amendment:**

This is consistent with previous council decision.

Incorporates suggestions by Cr Rachel Pemberton who provided the rationale that:

- The wildlife corridor will be a valuable asset for future generations, providing habitat for endangered species and local access to high quality nature reserves that is vital for mental and physical health and wellbeing. The development of an active transport link within the corridor will provide safe and attractive space for people to walk / run / ride / scoot for transport, exercise and recreation purposes. This may reduce congestion on Leach Highway and South Street by providing an alternative east-west route that is a safe, attractive and healthy alternative. It has the potential to increase the value and attractiveness of the surrounding areas with access to high quality recreation facilities, nature and transport options. This area has the potential to become a world-class sustainable development if done well, and that means keeping the green corridor connection.



**FPOL2308-2 PROPOSAL FOR MAJOR LAND TRANSACTION  
FREMANTLE MARKETS**

**Proposed amendment by Cr Ben Lawver**

To amend the Committee Recommendation, to include an additional part 4, as follows:

**Council:**

**4. Amend the business plan to include the following changes:**

**a. Rent Review Clause in Appendix 1 – Lease essential terms:**

Rent reviewed every 18 months and **adjusted by capped at the lesser of** CPI for that period. ~~or 5%.~~

**b. Prevention Maintenance Contribution Clause in Appendix 1 – Lease essential terms:**

A minimum annual preventative maintenance contribution of \$50,000 to be made by the tenant, adjusted annually **at the lesser of** by CPI for that period. ~~or 3%.~~

**c. 'Expected Financial Effect on the City of Fremantle' section of the business plan on page 16:**

The proposed lease will also include provision for an initial upgrade the building itself to the value of **at least up to approximately** \$3,000,000. These funds will be provided upfront by the proposed tenant to fund the works, **which are to be delivered in line with a time frame as agreed to by the City and any City of Fremantle policies relating to the transitioning away from fossil fuels.** In the absence of the proposed tenant contributing these funds to the value of **at least up to** \$3 million, it is likely the City would be required to fund this, which would impact on the City's other projects within its capital works program.

**Reasons for amendment:**

CPI is a fair and reasonable indicator about how future increases should be applied. By applying the "less of" language between CPI and a fixed percentage over such a long contract we are putting the city and ratepayers on the hook to pay for any unforeseen increases in the future.

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Clarification that the tenant will spend \$3million on capital works within a certain time period and these works (made to a city owned asset) need to be in line with our policies about transitioning away from fossil fuels.

It is unclear how much the tenant would actually pay in the business plan as written, what works will be done, and in what timeframe they would be completed. The language "up to" means any dollar amount between 1\$ and \$2,999,999 would satisfy this condition and there is no specific timeframe for the works to be completed.



**FPOL2308-5 WALYALUP RECONCILIATION ACTION PLAN 2024-2027  
(WRAP) WORKING GROUP AND TERMS OF REFERENCE**

**Proposed amendment by Cr Su Groome**

To amend the Committee recommendation as follows:

**Council:**

- 1. *Acknowledge the term of the Walyalup Reconciliation Action Plan 2019-2022 Working Group has come to an end and notes the significant impact the RAP has had in the City of Fremantle and extends its gratitude to the outgoing working group members for their leadership and contributions.***
- ~~1.~~ 2. Endorse formation of the Walyalup Reconciliation Action Plan (WRAP) 2024-2027 Working Group and adopt the Terms of Reference as provided in Attachment 1.**
- ~~2.~~ 3. Note that the members of the WRAP Working Group will be appointed at the Ordinary Council Meeting in October following the Local Government Elections.**

**Reasons for amendment:**

To formally acknowledge the end of the Walyalup Reconciliation Action Plan and thank the current members for their leadership and contribution on the working group.



**PC2308-8 NOTICE OF MOTION – MC CABE ST PRECINCT -  
STRUCTURE PLANNING– CR SU GROOME**

**Proposed amendment by Cr Andrew Sullivan**

To amend the Committee recommendation as follows:

**Council:**

- 1. Engages with the WAPC, *Town of Cottesloe* and Town of Mosman Park with a view to initiating a District Structure or other district/regional focus Planning process for McCabe Street *and South Cottesloe (Wellington Street)* ~~and the wider~~ precincts *and surrounding areas* for the purposes of:**
  - a. Resolving local and regional / metropolitan traffic planning;**
  - b. Identifying public transport solutions that serve the locality and improve traffic congestion and metropolitan linkages;**
  - c. Integrating the development with local and regional open space, pedestrian and cycle strategies;**
  - d. Planning for a fully integrated district centre (*or centres*) across the development sites; *and,***
  - e. Meeting community and metropolitan needs in terms of local shopping and employment, and housing diversity and affordability.**
  
- 2. Requests *the CEO to staff* provide advice on the potential review of planning policies relevant to the McCabe Street precinct, that will further clarify/illustrate specific aspects of the planning framework and complement the proposed district level planning, including:**
  - a. Cultural heritage, character, and sense of place;**
  - b. Landscape and views;**
  - c. Built form and height;**
  - d. Movements; *and,***
  - e. Retail / commercial land use – explore the optimal size of local / neighbourhood centre to cater for the future and growing residential community in the immediate neighbourhood.**

**Reasons for amendment:**

- There have already been discussions with ToC and ToMP regarding the McCall Centre MRS zoning amendment, the proposed Wellington Street underpass and rail station, implementation of the Vlamingh Parklands, and how all of these elements are interconnected;
- The Vlamingh Parklands strategy links the two areas, as does the Leighton Foreshore Masterplan;
- The regional road and public transport issues applicable to each area need to be considered simultaneously to deliver an integrated outcome;



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- A passenger rail station south of the proposed Wellington Street underpass (relocated from Victoria Street) may be the second-best option to serve the McCabe Street precinct if re-opening the Leighton Station is not considered viable, especially given the North Fremantle station is likely to be moved further south; and,
- The need for improved local connections in an east-west direction applies equally across the broader area.