



Additional documents

Finance, Policy, Operations
and Legislation Committee

Wednesday 10 August 2022 6pm



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FPOL2208-1 SALE OF 7-15 QUARRY STREET

Proposed officer's recommendation

Council:

1. Rescind all previous sale conditions adopted by Council for the sale of 7-15 Quarry Street.
- ~~2. Authorise the Chief Executive Officer to progress the amalgamation of Lots 1 & 2 on Plan 758 Volume 545 Folio 181 and Lot 8 on Diagram 1451.~~
- ~~3. Request officers carry out a geotechnical assessment of 5-15 Quarry Street, to be made available to prospective buyers as part of the sales process.~~
4. Approve the disposal of 7-15 Quarry Street subject to the completion of items 1-3 in this recommendation, and based on the following conditions:
 - a. 7-15 Quarry Street, Fremantle will be made available for sale in line with the requirements of section 3.58 of the Local Government Act 1995, with all offers to be submitted via the appropriate process as determined in consultation with the City's contracted real estate agent.
 - b. The successful bidder will make a 10% deposit of the purchase price within seven days of acceptance of the buyers offer by the City.
 - c. Settlement is to occur within a period of up to 90 days of the buyer confirming they have satisfied due diligence requirements. The due diligence period is not to exceed 45 calendar days from the date the offer is accepted.
 - d. Development;
 - i. A development application must be submitted no later than 12 months from the date of settlement. The City will support early submission of a development application by the buyer prior to settlement and will allow reasonable access to the property.



- ii. Substantial development of the property must be achieved within four years from the date of settlement.**

- e. The City will have, until the commencement of construction, the option to repurchase the property if the buyer breaches by failing to commence construction within four years from the settlement date, or any other conditions of the contract of sale.**

- f. Registerable sales conditions will be recorded against the Properties Certificate of Titles at settlement by way of a restrictive covenant under s.129BA and s.136D of the Transfer of Land Act 1893 for a period of 10 years starting from the date of registration of the restrictive covenant at Landgate.**

- g. Any geotechnical assessment of the property required as part of the due diligence, is to be undertaken by the prospective buyer as part of the sales process.***



FPOL2208-1 SALE OF 7-15 QUARRY STREET

Proposed alternative recommendation by Cr Andrew Sullivan

Refer the item to the next appropriate Finance, Policy, Operations and Legislation Committee meeting, for officers to investigate and bring back options to subdivide off the western edge of the land to create either a POS or road reserve.



**FPOL2208-2 HAMPTON ROAD TREATMENT OPTIONS – BEACONSFIELD
PRIMARY GUARDED SCHOOL CROSSING**

Proposed amendment by Cr Andrew Sullivan

To add an additional part e, to read as follows:

Council:

- a. Support the Beaconsfield Primary School with an application to Main Roads for a 'School Zone' on Hampton Road in the immediate vicinity of Beaconsfield Primary School.**
- b. Endorse Work with Main Roads Western Australia to install guarded crossing advanced warning signage (WIG-WAG's) should the school zone not be able to be implemented.**
- c. Request the Chief Executive Officer to engage further with Main Roads WA to reduce the speed limit on Hampton Road south of South Street to Douro Road.**
- d. Endorse the proposed speed reduction on Hampton Road north of South Street to Ord Street from 60 km/h to 50 km/h.**
- e. Request the Chief Executive Officer to investigate options for the removal of the dedicated Bus Lane, whilst maintaining an appropriate bike lane, on Hampton Road between South Street and Douro Road, to be brought back to council for further consideration.***



**FPOL2208-3 PARKLET APPLICATION – 96 HIGH STREET FREMANTLE
(PALACE ARCADE)**

Proposed alternative recommendation by Cr Adin Lang

Refer the item to the next appropriate Finance, Policy, Operations and Legislation Committee meeting and request officers:

- 1. consult with police regarding removal of two (2) dedicated police parking bays; and**
- 2. clarify with surrounding businesses that the loading bay may not be removed, rather moved up two spaces if an agreement can be reached with police.**

Reasoning:

It was clear from CoF consultation that loss of the loading bay was the biggest issue with the 3x businesses who objected.

Consulting by Palace Arcade of the street also supported removal of police bays in place of the parklet.

The 5x dedicated police bays are frequently vacant (as seen from Google Streetview) as police seem to have a preference to parking on Leake Street. If the police bays can be repurposed to accommodate 1x car bay and 1x loading bay there will be no net loss of parking on High Street.