



Additional documents

Finance, Policy, Operations and Legislation Committee

Wednesday, 11 March 2020

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FPOL2003-1 **CRITERIA FOR KINGS SQUARE HOSPITALITY LEASE**

Option 1: **Proposed alternative recommendation**

Council:

- 1. Call for public tenders for the lease of the ground floor commercial hospitality space adjacent to the new Walyalup Civic Centre in accordance with section 3.58 of the Local Government Act 1995 and part 2 below;**
- 2. Approve the following assessment criteria for the City's ground floor commercial hospitality space tender in part 1 above being:**

The City of Fremantle is seeking proposals for the development of a distinctive food and beverage venue that enhances community activity and attracts residents, workers and visitors to spend time in our new civic precinct.

It is envisaged the venue will operate every day, including morning and into the evenings. The venue shall be designed to integrate with and activate its surrounds. The menu, operating hours and business model shall be structured to offer affordable, accessible and appealing food options throughout the day for a range of customers, including but not limited to families using the playground and the Civic Centre, community members who regularly access the library and other Council activities, and those who live, work in and visit Fremantle.

It is recognised that a liquor license may be required to improve sustainability of the business, particularly those operating in to the evening, however Council seeks a venue with a focus on the sale of food and a family-friendly environment, rather than a venue that is predominately a bar. Take-away alcohol sales will not be accepted.

The tenancy is offered as a commercial lease, with financial terms and incentives may be negotiated with the proponents. Such negotiations may reflect the extent to which the tenancy delivers the mentioned outcomes envisaged by the City.

The following information is required to assist the City in determining the most suitable proponent:

Suitability of contractual terms;

The tenancy forms part of the City's commercial property portfolio and as such is seeking to achieve an outcome that is commercial in nature and in line with current market expectations. Please provide details on the following:

- Proposed rent payable***
- The duration of lease being requested***

- **Any proposed financial incentives being requested**
- **Level of contribution from the tenant for fitout**

Suitability of business;

The tenancy is located in the Kings Square precinct directly adjacent to the newly constructed Walyalup Civic Centre. Due to the prominence of this location it is the City's preference that the tenancy is family friendly in nature and remains activated for as long as possible, which in addition to during the day may include in to the evenings and throughout the weekend. Please provide details on the following:

- **Days of trade**
- **Operating hours per day**
- **Proposed look and feel of the concept including brand values and any visuals**
- **Customer demographics and strategies around how you will engage each demographic in this new location, both in terms of marketing and activating the tenancy**
- **If a liquor license is being sought provide details on the type of license and type of beverages being offered**
- **Any initiatives or intentions to align with and/or add value to the existing business mix in the immediate area**
- **How the business will embrace or align with the brand values of Fremantle's destination brand 'This is Fremantle'**
- **Outline your approach to the design and fit-out of the space including the fit out concept and floor plan. Where possible, include a design brief**

Management experience;

The City is seeking an highly experienced operator who has delivered similar successful businesses in the past. Please provide details on the following:

- **Information on hospitality locations which you have been and/or are currently involved**
- **Provide information on your role and length of time at each location**
- **Detail your experience in applying for Liquor Licenses including its outcome and/or in operating a licensed venue**
- **Provide an overview on how you intend to staff the offering**
- **Specify whether you are an investor, independent operator, or franchisee**
- **Provide information (business plan/financials) that demonstrates the financial and operational sustainability and capacity of the business**

Environmental objectives;

Please provide details on proposed approaches to the following with regard to achieving environmental sustainability outcomes:

- **Waste management**
- **Water consumption**

- **Energy consumption**
- **Materials utilised in plant operation, cleaning and general operations**
- **Management, assessment and implementation of environmental initiatives**

Option 2: Proposed procedural motion

The item be deferred to the next appropriate Finance, Policy, Operation and Legislation Committee meeting to consider....*reason to be inserted*

Or

The item be referred to the Ordinary Council meeting to be held 25 March 2020, for consideration.

Officer comment

Option 2 does not need a specific reason, it is always beneficial to provide one for context, or it will be the officers recommendation that is referred forward. An alternative recommendation could be requested as part of the referral by adding something like: ***so that an alternative recommendation can be considered that seeks to better describe the vision for the space, provides flexibility for the solution and is relatable to the food and beverage industry.***

FPOL2003-2 SOUTH TERRACE SPEED REDUCTION

Proposed amendments submitted by Cr Andrew Sullivan

Amendment 1:

To amend part 1 of the officer's recommendation, to remove the words Wray Avenue and add the words South Street, as follows;

1. Request officers formally seek approval from Main Roads WA for a lower speed limit of 40km/h on South Terrace between ~~Wray Avenue~~ **South Street** and Douro Road.

Reason for change:

The traffic calming exercise has always been focussed on South Terrace south of South Street. It is recognised that this South Fremantle precinct has numerous nodes of commercial and alfresco activity that warrant the street environment being treated as a shared space. The section of South Terrace north of South Street does not have these characteristics and functions more exclusively as a distributor space rather than a destination. Furthermore, the section north of South Street includes many more bus routes, including the Circle Route, and is developed with on-road bike paths. Combining the two areas together in the one speed zone reduction application will likely lessen the chances of approval from MRWA. The amendment will focus the application on the built up areas where speed reduction is most critical.

Amendment 2:

To add an additional part 3, to read as follows;

3. ***Request officers to continue to develop temporary and permanent proposals and accelerated funding options for:***
 - o ***improved threshold/gateway treatments at each end of the South Terrace South Fremantle strip;***
 - o ***a permanent streetscape node in the vicinity of the Orient Street intersection; and,***
 - o ***additional temporary speed humps in the area between Scott Street and Orient Street.***

Reason for change:

a) As stated in the report, threshold treatments at each end may be a conditional requirement of MRWA before granting approval for a lower speed zone. These treatments may need to be prioritised in order to deliver the lower speed zone. In any case, the threshold treatments should be prioritised to alert drivers to the true character of the shared zone before they enter the strip.

b) The section of South Terrace between Scott Street and McLaren Street does not include any temporary traffic calming devices and the average speed in this area is higher than elsewhere along the strip. Recent developments have strengthened the level of commercial activity in the area and the soon to be completed distillery will likely add significantly more activity. There is now a higher priority to develop a node in this area than previously existed and there is a demonstrated need to further lower speeds to an acceptable level.

c) As a node in this area may not be deliverable in the coming financial year, the placement of some temporary traffic calming devices is needed to reduce average speeds in this area to levels achieved elsewhere along the strip.

**FPOL2003-9 NOTICE OF MOTION BY CR MARIJA VUJCIC – PROBITY
AUDIT, HOSPITALITY LEASE**

Proposed amendment submitted by Cr Doug Thompson

Amend the Motion to remove the words shown in red strikethrough and include the words shown in green italics, to read as follows;

That council ~~engage an independent probity auditor~~ *refer the former process for the proposed lease of the hospitality space for the Walyalup Civic Centre to the Audit and Risk Management Committee* to assess the financial, reputational and community risk in the council's proposed lease for the civic building hospitality space.

Reason for change:

As this process has concluded it may be more cost effective for the Audit and Risk Management Committee to review this issue.