



# Meeting attachments

## Finance, Policy, Operations and Legislation Committee

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Wednesday, 8 December 2021, 6.00pm

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**FPOL2112-1 Proposed Lease for Walyalup Civic Centre - Prospectus**

# WALYALUP CIVIC CENTRE

## KINGS SQUARE, FREMANTLE

HOSPITALITY | RETAIL | OFFICE LEASING PROSPECTUS



**THIS IS  
FREMANTLE**



KINGS SQUARE THE HEART OF FREMANTLE







# TRANSFORMING THE HEART OF FREMANTLE

The \$270 million Kings Square Renewal Project is the largest public-private infrastructure development in Fremantle's history.

Project partners, the City of Fremantle and Sirona Capital, are leading this once-in-a-generation development and transforming the heart of Western Australia's favourite port city into a vibrant retail, commercial, hospitality and community hub.

The project includes Sirona's redevelopment of the old Myer and Queensgate sites to create offices for the state government's Department of Communities and Department of Transport and the FOMO food, art and retail concept.

The City of Fremantle's contribution to the project is a new administration building and library—the Walyalup Civic Centre—and the rejuvenation of the public spaces that surround the site, including an incredible new play space.

Kings Square will be home to up to 2,000 workers, and will continue to serve nearby residents, tourists, visitors and students, providing an enormous flow-on benefit for businesses and traders.

**\$270 million** project



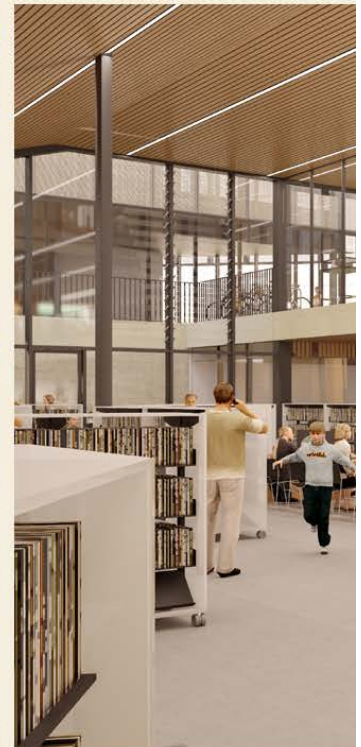
Once-in-a-generation  
development

Up to **2000** workers

City of Fremantle and Sirona Capital  
**joint venture**



**KINGS SQUARE THE HEART OF FREMANTLE**





HOSPITALITY | RETAIL | OFFICE LEASING PROSPECTUS



## WALYALUP CIVIC CENTRE

The Walyalup Civic Centre, built by award-winning WA builder Pindan and designed by world-renowned Kerry Hill Architects, will be one of the most energy efficient buildings of its size in Australia.

It will include a range of sustainability features, such as a sophisticated automated opening facade system designed to capture Fremantle's famous sea breezes.

It boasts a stunning modern library, information and customer service centre, visitor centre, a wide range of community meeting rooms and gallery and exhibition spaces integrated with the Fremantle Town Hall.

A revamped city square comprising landscaped grass area, shady trees, public areas and new street furniture will complete the Walyalup Civic Centre.

The City of Fremantle is expected to occupy the building in early 2021.

Leasing opportunities are available for offices, food and beverage operators and retail businesses within the City's state-of-the-art Walyalup Civic Centre.

## Leasing opportunities

for hospitality, retail and offices

Free Wi-Fi



Designed for **accessibility**

**Early 2021** occupation

**KINGS SQUARE THE HEART OF FREMANTLE**

**FOMO**

FOMO is the coordinated redevelopment of the former Myer and Queensgate buildings and will deliver a contemporary laneway retail and dining destination.

A place of discovery, FOMO will be an urban retail environment, culturally connected to the heart of Fremantle.

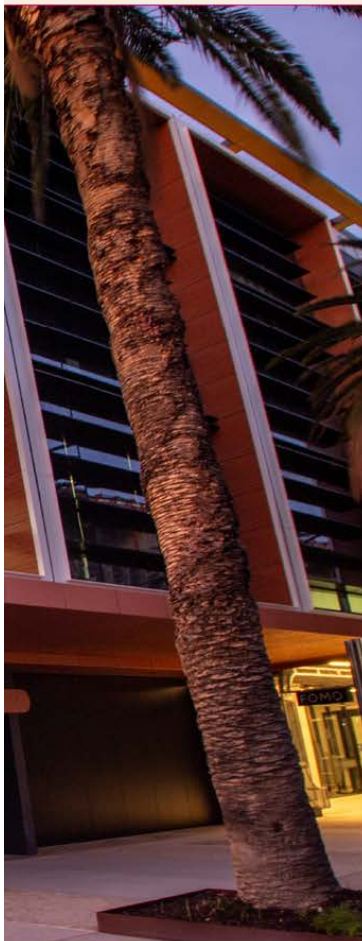
It's a revolutionary concept weaving together art, architecture, culture, retail, food, experiences and all that is Fremantle.

The commercial office spaces are tenanted by the Department of Communities and Department of Transport, with up to 2,000 state government employees working in Fremantle today.





HOSPITALITY | RETAIL | OFFICE LEASING PROSPECTUS



Unique  
**retail and dining**  
experience

**2100**  
new local jobs created by project

**\$358 million**  
Estimated injection into local economy

Up to **2000** state government  
employees working in Fremantle

**KINGS SQUARE THE HEART OF FREMANTLE**

## THIS IS FREMANTLE

Fremantle is undergoing the largest level of investment seen since the America's Cup with more than \$1.4 billion in the pipeline, over half of which is under construction or recently completed.

The Kings Square Renewal Project is leading this revitalisation, with the City of Fremantle also delivering a range of additional initiatives to attract further investment and visitation to our port city.

A new destination brand—This is Fremantle—was launched and is supported by the most significant marketing campaign the City has undertaken.





HOSPITALITY | RETAIL | OFFICE LEASING PROSPECTUS



**\$1.4 billion**  
investment in Fremantle



**520**  
approved hotel rooms  
in the pipeline

**Second  
most popular**

WA tourism destination,  
after Perth CBD

**1 million** visitors annually

Overnight visitors spend

**\$210 million**

**KINGS SQUARE THE HEART OF FREMANTLE**







## FREMANTLE CITY CENTRE

- **Walyalup Civic Centre**  
(Kings Square)
- **Manning Buildings**  
Retail and office development  
(under construction)
- **Little Lane**  
70 apartments 100m from Kings Square  
(under construction)
- **M/27**  
40 apartments 400m from Kings Square  
(about to start construction)
- **Woolstores**  
141 room hotel, office and retail  
(development approved)
- **Old Police Station**  
58 room hotel, bars and restaurants  
(development approved)
- **SKS development**  
168 room hotel and 45 apartments  
(development approved)
- **FOMO**  
Up to 2,000 office workers and 5,500m<sup>2</sup> of  
retail and hospitality space to open March 21
- **Fremantle Markets**  
Iconic Friday and weekend markets with  
2 million visitation 2019
- **Notre Dame University**  
7,000 plus students and staff across  
a campus of 40 buildings

It is estimated that the inner-city Fremantle population will grow by 65% in the ten years to 2021.

KINGS SQUARE THE HEART OF FREMANTLE

# LEASE OPPORTUNITY: FOOD AND BEVERAGE

An opportunity is available for a food and beverage operator to be located within the City's new Walyalup Civic Centre and to offer the workers and visitors of Kings Square a diverse dining experience.

The site is directly adjacent to the planned nature playground and has the potential for a large alfresco area. Additional space is also available on the first floor above the hospitality space for the right concept.



Up to  
**270m<sup>2</sup>** leased area

Up to  
**300m<sup>2</sup>** alfresco area

Potential first floor space of  
**298m<sup>2</sup>**



Close to  
Fremantle Visitor Centre



Overlooking playground



Adjacent to FOMO precinct,  
housing up to 2000 workers



Next to new library and  
community hub



On-street parking available,  
three large carparks within 100m



## LEASE TERMS

The City of Fremantle is seeking an experienced hospitality operator who has delivered similar successful businesses in the past.

It is envisioned that the proposed venue is family friendly in nature and is activated as long as possible including days, evenings and throughout the weekend.

### PREFERRED CRITERIA INCLUDE:

- A business that will operate seven days, including mornings, into the evenings and weekends.
- A venue that is designed to integrate and activate the surrounding area.
- The menu, operating hours and business model be structured to offer affordable, accessible and appealing food options
- Options of a liquor licence for restaurant, small bar or restricted tavern licence providing the venues core focus is on the sale of food and family friendly environment rather than operating predominately as a bar.
- A lease term of a minimum of 10 years, maximum of 20 years.
- Rent to be aligned with market value with consideration to reasonable incentives to support tenant fit out and incubation.
- For any queries or a copy of the EOI please contact Nadine Weller, Economic Development Officer at [nadinew@fremantle.wa.gov.au](mailto:nadinew@fremantle.wa.gov.au) or Kevin Porter, Procurement Team Leader at [kevinp@fremantle.wa.gov.au](mailto:kevinp@fremantle.wa.gov.au)

## FAQS

**Do I need to take the whole alfresco space?** Activation of the public realm is preferred however use of the entire alfresco area offered is not a requirement.

**What type of liquor licence will the City consider?** The City will consider the support of a restaurant, small bar or restricted tavern licence with conditions but will not support a full tavern or night club liquor licence.

**What if I want more space than two floors?** There is currently the option of taking the first floor however for the right applicant, and business proposal, the second floor could also be made available.

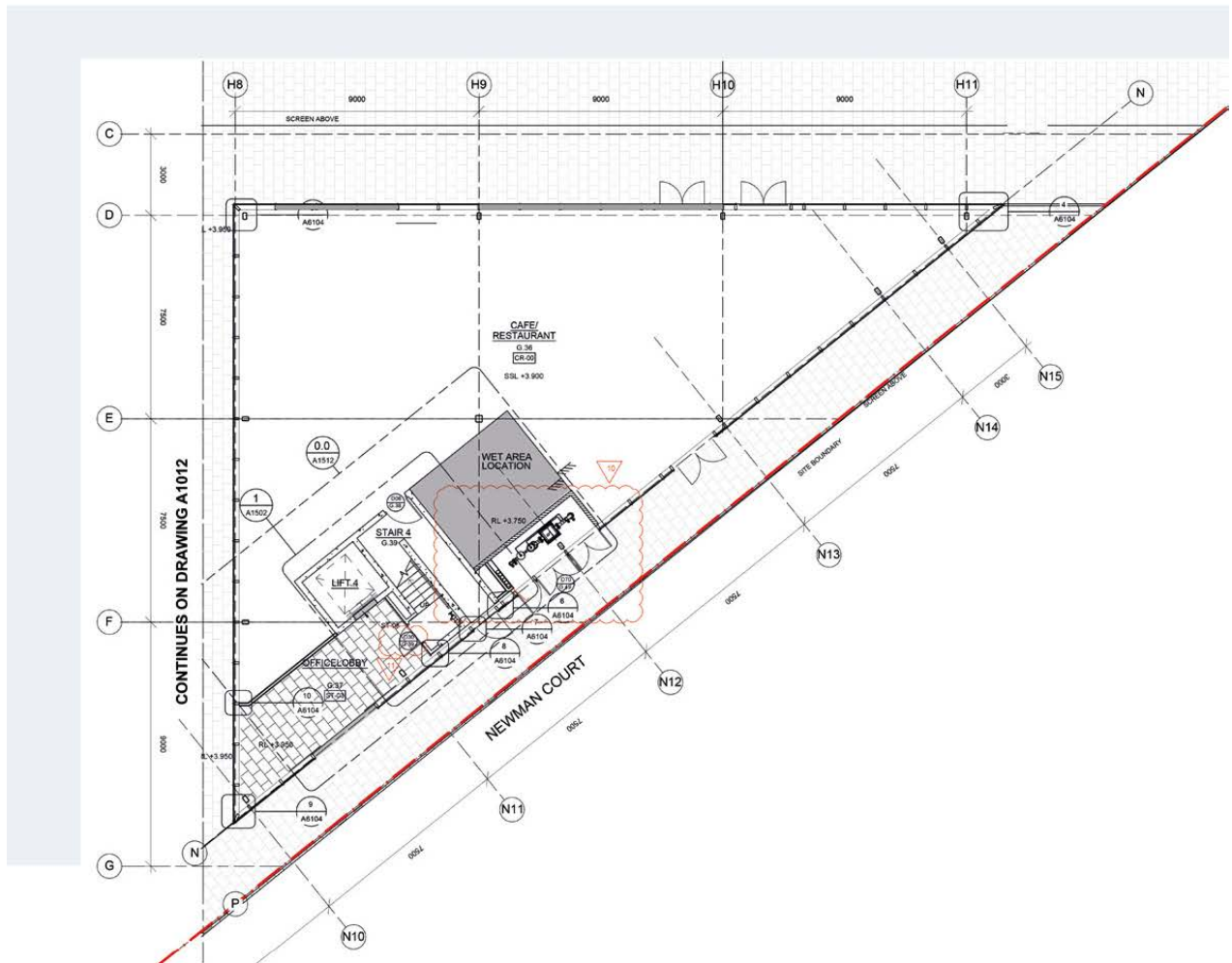
**What if I can't operate my venue from morning to late evening?** The City has a preference for an operator to activate the premises for as long as possible however is open to negotiation with the selected Tenderer regarding their hours of operation.

**What's the timeline for the Walyalup Civic Centre and FOMO opening?** At this stage the Walyalup Civic Centre and FOMO retail will be opening in March 2021. Office space above FOMO is already occupied by up to 2,000 workers.

**What are the closest parking options?** Street parking is near the site with large car parks located on Parry, William and Henderson Streets within 100m.

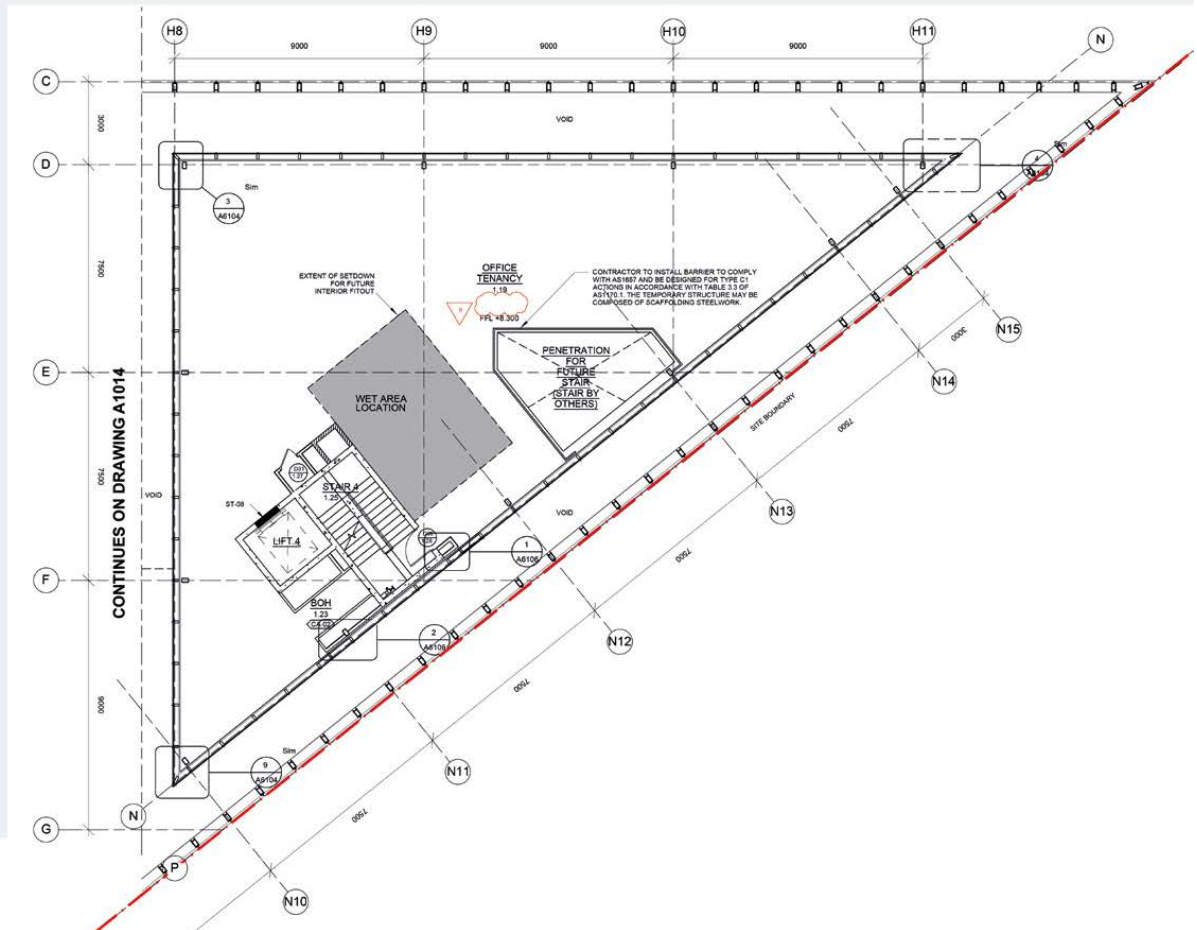
KINGS SQUARE THE HEART OF FREMANTLE

## PLAN AND AREA GROUND FLOOR





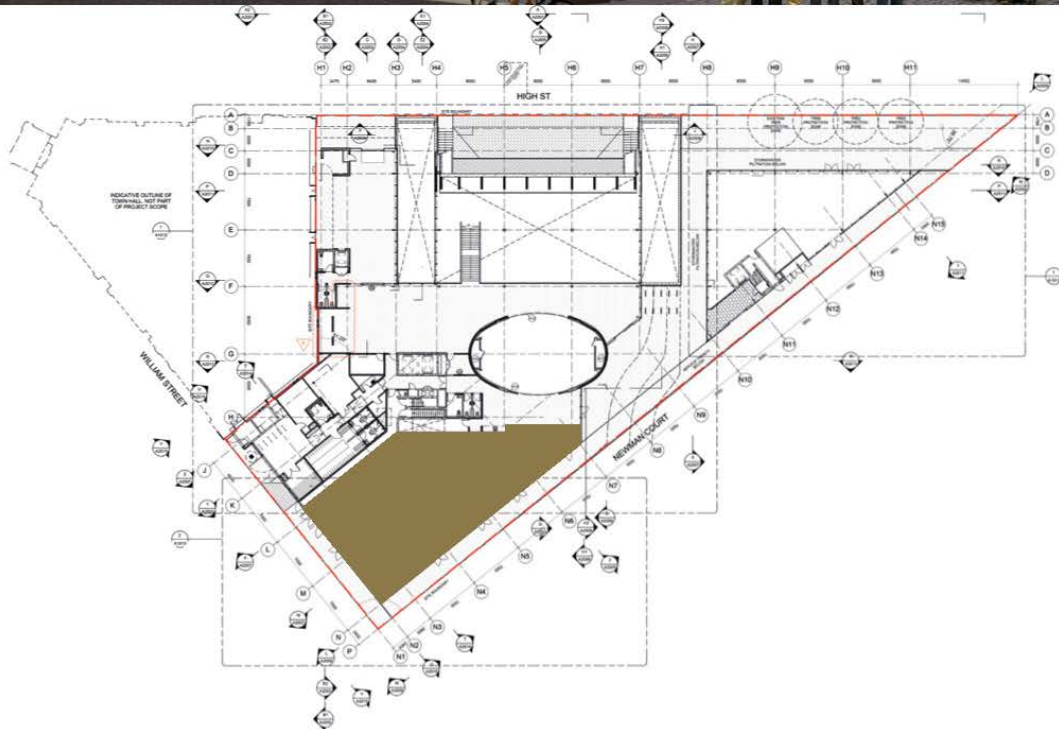
## PLAN AND AREA FIRST FLOOR



**KINGS SQUARE THE HEART OF FREMANTLE**

# LEASE OPPORTUNITY: **RETAIL**

A prime retail opportunity is available for a single or multiple retail operators in an iconic location within the City's new Walyalup Civic Centre.





## LEASE TERMS

The City of Fremantle is seeking an experienced retail operator who has delivered similar successful businesses in the past. It is envisioned that the operator or operators are for retail purposes, however the City will consider alternate proposed uses from applicants that require ground floor space.

- A lease term of a minimum of five years, maximum of 20 years.
- Rent to be aligned with market value with consideration to reasonable incentives to support tenant fit out and incubation.

For any queries or a copy of the EOI please contact Nadine Weller, Economic Development Officer at [nadinew@fremantle.wa.gov.au](mailto:nadinew@fremantle.wa.gov.au) or Kevin Porter, Procurement Team Leader at [kevinp@fremantle.wa.gov.au](mailto:kevinp@fremantle.wa.gov.au)

## FAQS

**Do I need to take the entire 405m<sup>2</sup>?** No, you are welcome to apply for a portion of the space if you don't need the entire 405m<sup>2</sup>.

**What if my business is not retail?** The City is open to receiving tenders from operators that require ground level space but aren't focused on retail.

**What's the timeline for the Walyalup Civic Centre and FOMO opening?** At this stage the Walyalup Civic Centre and FOMO retail will be opening in March 2021. Office space above FOMO is already occupied by up to 2,000 workers.

**Where is the closest parking?** Street parking is in close proximity to Kings Square, with large car parks located on Parry, William and Henderson Streets within 100m.

**Can I use the space for hospitality?** Yes, the space could potentially be used for smaller hospitality offerings.



Total leased area of  
**405m<sup>2</sup>**



Close to  
Fremantle Visitor Centre



Adjacent to FOMO precinct,  
housing up to 2000 workers



Next to new library and  
community hub



On-street parking available,  
three large carparks within 100m

KINGS SQUARE THE HEART OF FREMANTLE

# LEASE OPPORTUNITY: OFFICE SPACE

Up to 1557m<sup>2</sup> of office space, across three separate levels within the City's new state of the art Walyalup Civic Centre is available for lease.



First floor lease area

**296m<sup>2</sup>**

Second floor lease area

**277m<sup>2</sup>**

Third floor lease area

**984m<sup>2</sup>**



Close to Fremantle Visitor Centre



Adjacent to FOMO precinct,  
housing up to 2000 workers



Next to new library and  
community hub



End of trip facilities available to  
the tenant of level 3



On-street parking available,  
three large car parks within 100m



## EOI AND LEASE TERMS

The City of Fremantle is seeking expressions of interest for businesses wanting to relocate to Fremantle and add to the vibrancy of the city centre.

- Details of the office fit out is included in the EOI document for review.
- A lease term of a minimum of 10 years, maximum of 20 years.
- Rent to be aligned with market value with consideration for reasonable incentives to support tenant fit out and incubation.
- For a copy of the EOI, please contact Nadine Weller, Economic Development Officer at [nadinew@fremantle.wa.gov.au](mailto:nadinew@fremantle.wa.gov.au)

## FAQS

**Do I need to take the entire space offered on the floor?** For the first floor and second floor you will need to take the entire space, however if you want a larger space than offered on those floors and a smaller space than the third floor, you can apply for the size you would like on the third floor.

**Do I have to use the space for office?** The City is open to submissions for alternate uses for the space, other than offices.

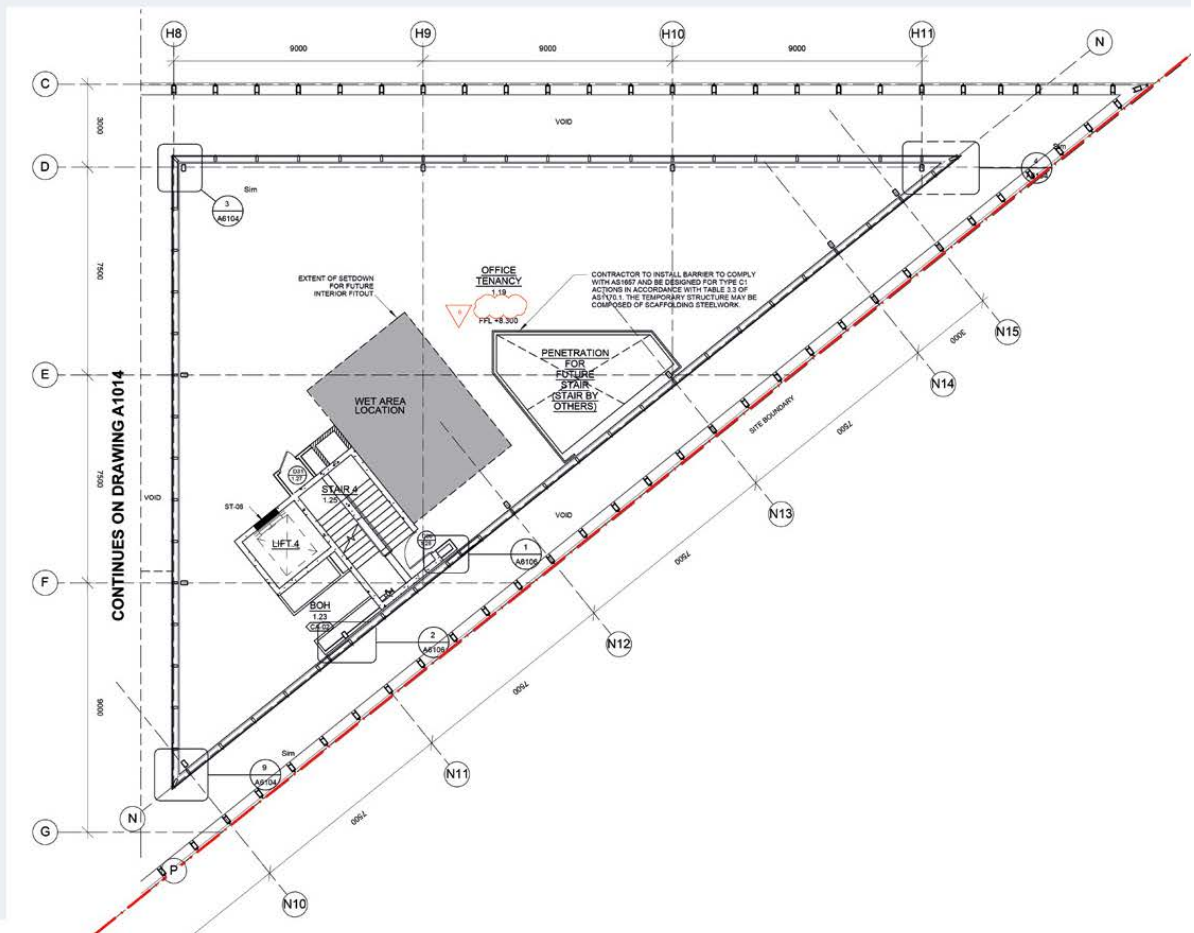
**What's the timeline for the Walyalup Civic Centre and FOMO opening?** At this stage the Walyalup Civic Centre and FOMO retail will be opening in March 2021. Office space above FOMO is already occupied by up to 2,000 workers.

**Where is the closest parking?** Street parking is available in close proximity to Kings Square, with large car parks located on Parry, William and Henderson Streets within 100m. The City will work with you regarding parking options being included in your lease.



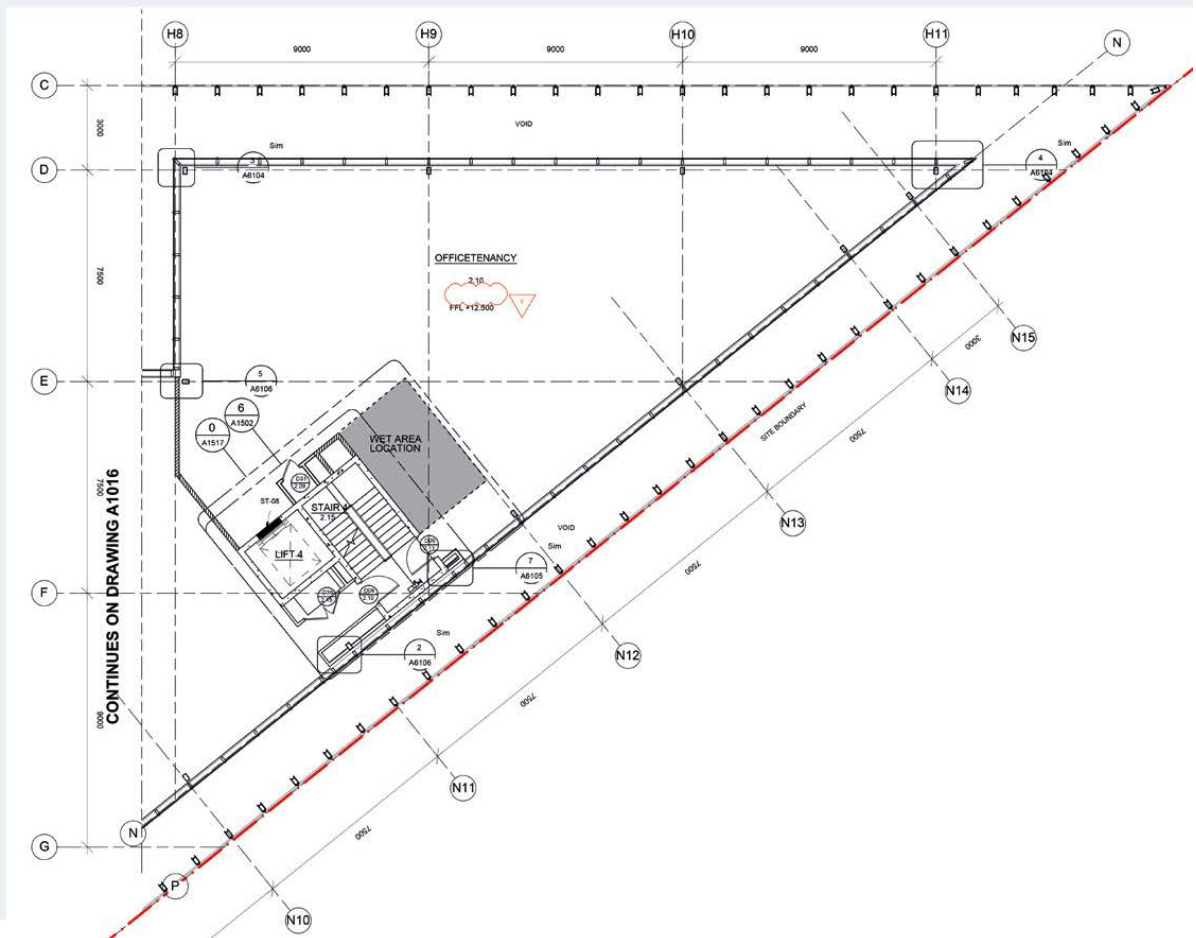
**KINGS SQUARE THE HEART OF FREMANTLE**

**PLAN AND AREA  
FIRST FLOOR**



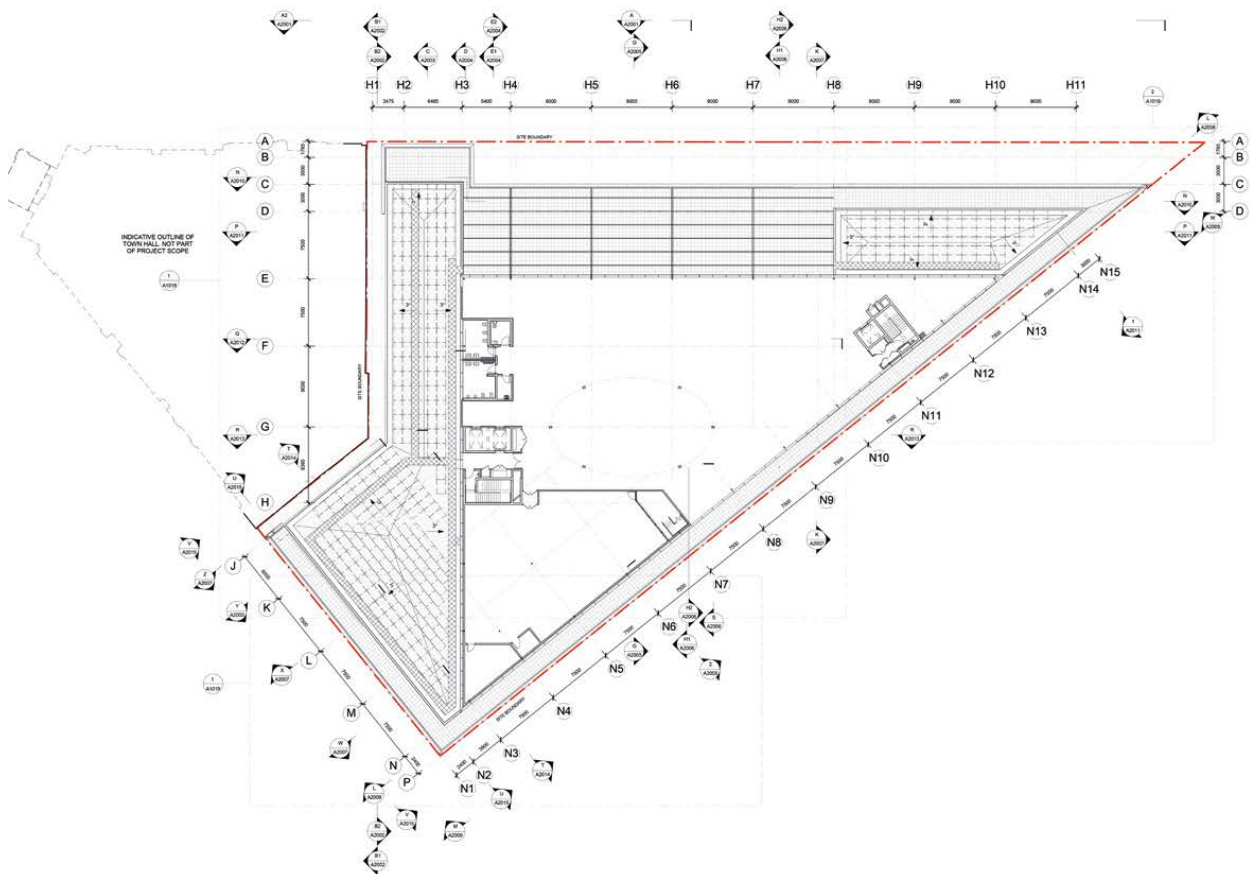


## PLAN AND AREA SECOND FLOOR



**KINGS SQUARE THE HEART OF FREMANTLE**

## PLAN AND AREA THIRD FLOOR





Kings Square is transforming,  
be a part of this once-in-a-  
generation evolution.



If you have any queries, please contact:

**Nadine Weller**

**Economic Development Officer**

**P** 9432 9873

**M** 0416 262 804

**E** [nadinew@fremantle.wa.gov.au](mailto:nadinew@fremantle.wa.gov.au)







## FPOL2112-7 STRATEGIC COMMUNITY PLAN REVIEW WORKING GROUP

### Terms of reference – Strategic Community Plan Review Working Group

#### Strategic Community Plan Review Working Group - Terms of reference

Working groups work collaboratively with council to develop a council strategy or plan, or to develop a specific project.

The Strategic Community Plan is Council's principal strategic document, and sets out the vision, aspirations and objectives for the community. It also provides the basis for Informing Strategies and Plans, and the Corporate Business Plan (refer Council's 'Strategic Planning Framework' policy)

#### 1. Purpose

1.1 The purpose of the Strategic Community Plan Review Working Group is to:

- a. Provide advice and guidance on the design, delivery and outcomes of the engagement process to support the review of the Strategic Community Plan.
- b. Support coordination of engagement, communications and promotion with the Future of Fremantle project.

#### 2. Outcome

2.1 The group will provide advice and/or recommendations to council on the following:

- a. The engagement process to support the review process for the Strategic Community Plan which:
  - i. Responds to the direction set by Council in its resolution of 24 March 2021 (FPOL 2103-9)
  - ii. Incorporates community input in accordance with the requirements of the *Local Government (Administration) Regulations 1996* and Council's 'Community Engagement' Policy.
  - iii. Maintains and develops the priority areas established through past engagement exercises, and establishes clear strategic direction taking into account subsequent engagement inputs and organisational capacity.
  - iv. Considers opportunities for collaboration, partnership and co-design.
  - v. Coordination with the Future of Fremantle project.
- b. The outcomes of engagement and how this might be most effectively reflected in a revised Strategic Community Plan and informing strategies and plans.

#### 3. Membership

Page 1 of 3

Terms of reference – Strategic Community Plan Review Working Group

**Terms of reference – Strategic Community Plan Review Working Group**

- 3.1 The Working Group is established by council resolution.
  - 3.2 Members are to be appointed by council and include:
    - a. Up to 5 elected members including a presiding member (see 5 below)
    - b. The Chief Executive Officer or their delegate
    - c. The Director Community Development
    - d. A representative of the Future of Fremantle project team.
  - 3.3 Non-members may be invited by the group to attend meetings to provide information, share ideas and contribute to co-design, and may include representatives of:
    - a. Residents, including young people and the aged
    - b. Business
    - c. Education
    - d. Heritage, Culture and the Arts
    - e. Aboriginal community and Nyoongar elders
    - f. Culturally and linguistically diverse communities
    - g. LGBTQIA+ communities
    - h. People with a disability
    - i. Other stakeholders
  - 3.4 The Strategic Community Plan Review Working Group will meet monthly or more frequently if required. Meetings may be replaced by the circulation of an update report where approved by the Presiding member taking into account the need (or otherwise) to receive information versus provide input.
- 4. Role of the group**
- 4.1 Receive advice and information from officers and other professionals and representatives to assist design and delivery of the review process and associated engagement.
  - 4.2 Provide input to council through officers, on the design and delivery of the review process and associated engagement, including engagement objectives and planning, engagement methods, engagement themes and engaging a broad range of the community, including hard to reach groups.
- 5. Presiding Member**
- 5.1 The presiding member will be appointed by the Council.
  - 5.2 The presiding member facilitates the meeting, with support from the City officers and / or the City's nominated engagement consultant.

Page 2 of 3

Terms of reference – Strategic Community Plan Review Working Group



**Terms of reference – Strategic Community Plan Review Working Group**

**6. Administration**

- 6.1 City officers (or the City's nominated engagement consultant)
- provide an agenda to the members before each meeting,
  - keep concise notes and registers them in the City's record keeping system
  - send the notes to the working group members, executive staff and elected members.

**7. Decision making**

- 7.1 The working group has no decision making authority.
- 7.2 A quorum of at least 50% of the group is required to submit recommendations to council.
- 7.3 In the event of an equal number of votes from group members on a matter, the presiding member holds the casting vote.

**8. Frequency of meetings**

- 8.1 A minimum of four meetings a year must be held.

**9. Term of membership**

- 9.1 This Working Group has a term of 12 months.
- 9.2 The Chief Executive Officer can extend or amend the term of the working group, for reasonable periods, to enable or assist the group to achieve its purpose.
- 9.3 Membership of the Group is for 12 months (or for the period of its operation if extended by the Chief Executive Officer under 9.2 above).
- 9.4 The working group will disband upon completion of the project or adoption of the revised plan.

| Table of Changes to Terms of Reference |                      |
|----------------------------------------|----------------------|
| Adoption/Amendment Details             | Date of CEO approval |
|                                        |                      |
|                                        |                      |
|                                        |                      |
|                                        |                      |
|                                        |                      |
|                                        |                      |

**FPOL2112-12 CONSIDERATION OF AMENDMENT TO THE SPICER  
DEVELOPMENT DEED (8-10 HENDERSON STREET, FREMANTLE)**

**FOR INTEREST PURPOSES ONLY**

**db surveys**  
REGISTERED LAND SURVEYORS  
 Phone/Fax: 9448 1033  
 Mobile: 0419 930 950  
 Draft 1

**INITIAL INTEREST**

| SUBJECT | PURPOSE              | STATUTORY REFERENCE | ORIGIN | LAND BURDENED        | BENEFIT TO        | COMMENTS |
|---------|----------------------|---------------------|--------|----------------------|-------------------|----------|
| ⊗       | RESTRICTIVE COVENANT |                     | DOC    | LOT 375 ON DP 222424 | CITY OF FREMANTLE |          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                          |          |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------|----------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FREEHOLD                                                 | SSA - NO | INTEREST |
| PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EASEMENT AND/OR OTHER INTEREST OVER LOT 375 ON DP 222424 |          |          |
| PLAN OF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EASEMENT AND/OR OTHER INTEREST OVER LOT 375 ON DP 222424 |          |          |
| FORMER TENURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                                                      |          |          |
| LOCAL AUTHORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CITY OF FREMANTLE                                        |          |          |
| LOCALITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FREMANTLE                                                |          |          |
| DGL FILE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                          |          |          |
| FIELD RECORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                          |          |          |
| SURVEYOR'S CERTIFICATE - Reg 54                                                                                                                                                                                                                                                                                                                                                                                                                                                                | David Bussell                                            |          |          |
| <small>I, the undersigned, being a duly qualified and registered Surveyor, do hereby certify that this plan is accurate and is a correct representation of the land shown and the measurements recorded in the field records, and that I have not been influenced by any person in the preparation of this plan, and that I have not been influenced by any person in the preparation of this plan, and that I have not been influenced by any person in the preparation of this plan.</small> |                                                          |          |          |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LODGED                                                   | DATE     | DATE     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                          |          |          |
| L.S.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DATE                                                     | DATE     | DATE     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                          |          |          |
| TITHE<br>WESTERN AUSTRALIAN PLANNING COMMISSION<br>IN ORDER FOR DEALINGS<br>SUBJECT TO<br>APPROVED<br>FOR INSPECTOR OF PLANS AND SURVEYS<br>DATE<br>APPROVED<br>FOR INSPECTOR OF PLANS AND SURVEYS<br>DATE                                                                                                                                                                                                                                                                                     |                                                          |          |          |

**DEPOSITED PLAN**  
**419599**  
 SHEET 1 OF 1 SHEETS  
 VERSION 1