

FOR SALE BY EOI

7-15 QUARRY STREET FREMANTLE

CLOSING 2PM FRIDAY 29 JANUARY 2021



**THIS IS
FREMANTLE**







THE OPPORTUNITY

This is a rare opportunity for a large redevelopment in close proximity to the centre of Fremantle. Located directly next to Fremantle Park, this property offers great potential to take advantage of with this large open public space. The site is in a fantastic location within 200m of the Fremantle Leisure Centre, Fremantle Arts Centre and an eclectic mix of small bars, pubs, restaurants and cafés.

As Perth's second city, Fremantle has all the conveniences residents need including primary and secondary schools, a university, hospital, grocery stores, medical centres, banks and pharmacies. Fremantle is a strategic metropolitan centre with more than 16,000 workers in the city centre including the Department of Communities, Department of Transport, Fremantle Port and numerous professional services. Fremantle is the heart of culture in Perth with multiple art spaces and galleries such as the Maritime, Shipwrecks and Army Museums, Kidogo, PS Art Space, Moore's Gallery, Art on the Move and many more. Cultural experiences such as live music at Freo Social, Mojos and the Fremantle International Street Arts Festival ensure there is always something on. Fremantle is rated Perth's favourite entertainment precinct and attracts more than a million tourists each year.



Combined 4,133m² over three lots

200m from Fremantle Leisure Centre and Fremantle Arts Centre

Direct access to Fremantle Park open reserve and Fremantle Park Sport and Community Centre accessing lawn bowls and tennis

Located in the Queen Victoria precinct with a growing number of cafés and eateries just 500m from the centre of Fremantle

Easy access to buses from Queen Victoria Street and a ten minute walk to Fremantle Train Station

Just a short bike ride to Bathers Beach (5 mins), Port Beach (8 mins) or South Beach (10 mins)



LAND DETAILS

PROPERTY DETAILS

Property Address	7 – 15 Quarry Street, Fremantle
Site Area	4,143m ²
Method of Sale	Expression of Interest. Offers to be submitted via tenderlink.com/fremantle by 2pm WST Friday 29 January 2021

LEGAL DESCRIPTION

Certificate of Title	Volume: 1451 Folio: 32 Volume: 545 Folio: 181
Lot Description	Lot 8 on Diagram 1451 Lot 1 & 2 on Plan 758
Registered Proprietor	City of Fremantle. Registered 11 April and 15 December 1960
Easements and Encumbrances	Nil

ZONING AND DEVELOPMENT

Local Authority	City of Fremantle
Zoning & Planning Scheme	Precinct 3, Area 6A. Local Planning Scheme No.4. Amendment No. 77. And Local Planning Policy 3.1.3.1 ‘Mixed Usage Zone’
MRS Zoning	‘Central City Zone’



SITE LOCATION



KINGS SQUARE

The largest public-private infrastructure project in Fremantle's history. A precinct wide renewal of the City centre with project partners Sirona Capital and City of Fremantle redeveloping the buildings and public spaces in Kings Square.

The Walyalup Civic Centre will be the new competition-winning City administration building with purpose-built indoor and outdoor community spaces and meeting rooms.

The state-of-the-art customer service and community learning hub has been designed to become a centralised meeting place with the inclusion of a new library, new Fremantle Visitor Centre and revamped city square complete with landscaped grass area, shady trees, public areas and new street furniture.

Free WiFi throughout the precinct with CCTV and enhanced lighting

Energy-efficient building design with the use of renewable energy and water-saving technologies

Designed for accessibility, the new building and public spaces will enable people of all ages and abilities to enjoy everything on offer in Kings Square





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.

A retail and dining experience with Freo people in mind

New 5-star Green Star commercial spaces including office accommodation for more than 1,500 new State Government employees who have now relocated to Fremantle

Boost to the local economy with more than 2,100 new local jobs and estimated \$358m injection into the local economy

FREMANTLE KEY STATS

Fremantle is undergoing the largest level of investment seen in the last 30 years with more than \$1.4 billion in the pipeline, over half of which is under construction or recently completed. The headline of this development is the Kings Square development, however the City is heading multiple projects which will push Fremantle further into the limelight.





Destination marketing—City of Fremantle launched a new brand for Fremantle—“This is Fremantle”. This was supported by the most significant marketing campaign the City has undertaken

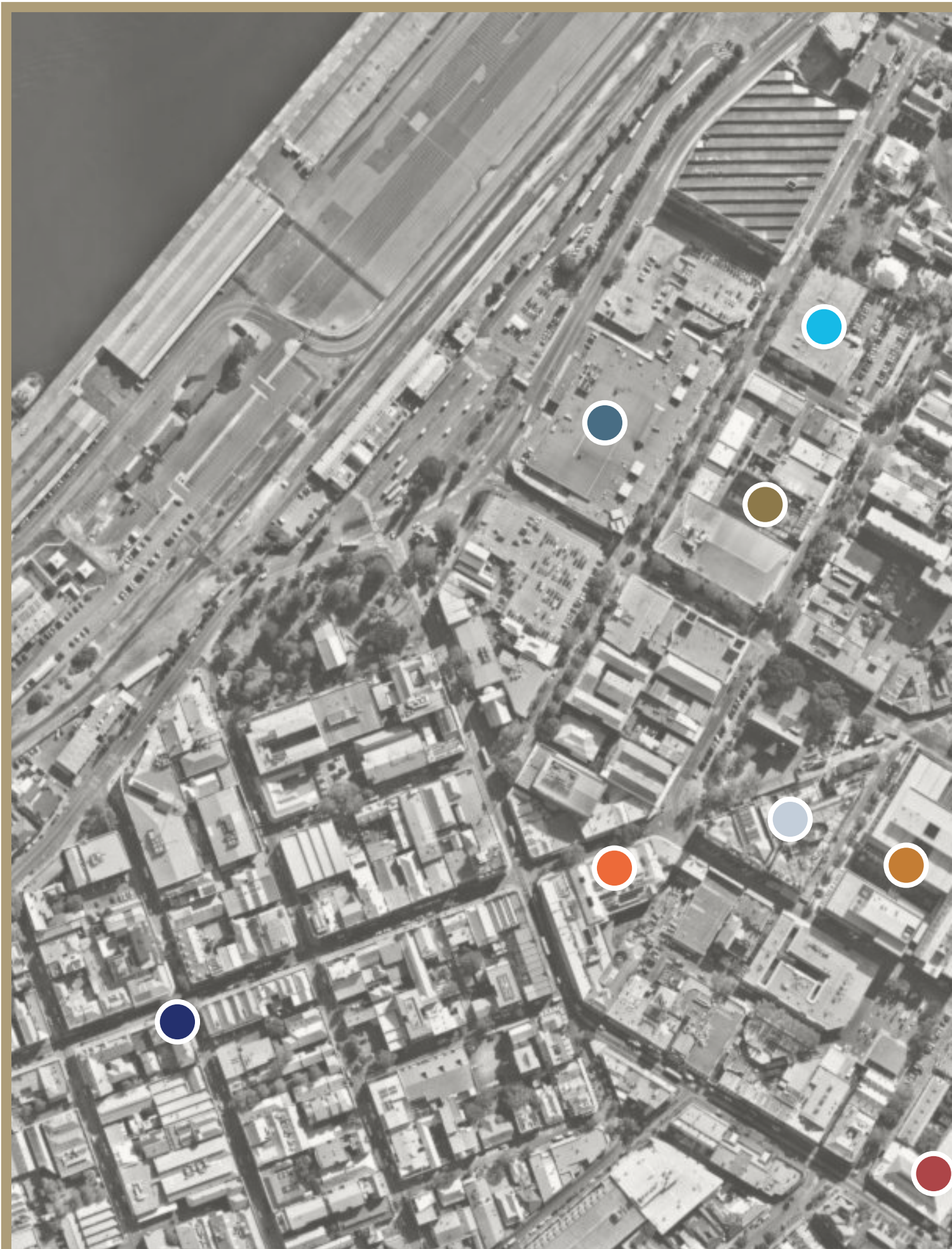
Major place activation activities such as large animatronic dinosaurs

Fremantle is the second most popular tourism destination in WA after Perth CBD with 1 million visitors annually

1.5 million tourism nights for a spend of \$210m on top of day trippers and local visitation

520 approved hotel rooms

16,594 workers in the Fremantle city centre





FREMANTLE CITY CENTRE

- 
Walyalup Civic Centre
 (Kings Square)
- 
Manning Buildings
 Retail and office development
- 
Little Lane
 70 apartments 100m from Kings Square
 (under construction)
- 
M/27
 40 apartments 400m from Kings Square
 (under 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 5,500m² of
 retail and hospitality space to open March 21
- 
Fremantle Markets
 Iconic Friday and weekend markets with
 2 million visitation in 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 10 years to 2021.

SALE CONDITIONS

The following sales conditions will apply to the properties sale. Full details can be located in the sales contract that can be downloaded via tenderlink.com/fremantle

- All three lots will be sold as one lot.
- The Buyer will be required to finalise an amalgamation of the lots and is not to sell any lot individually.
- GST will be applied at the margin.
- **Development:**
 - » A development application must be submitted no later than 12 months from the date of settlement.
 - » Substantial development of the property must occur within four years from Settlement Date.
- Development must be a minimum of 34 dwellings.
- A pedestrian link from Quarry Street to Fremantle Park, accessible to all members of the public must be included in the development.
- The Seller will have the option to repurchase 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.
- Sales conditions will be recorded against the Certificate of Title at settlement by way of a restrictive covenant and/or caveat.
- The winning bidder will be required to pay a deposit of 10% of the purchase price within seven days of the bid's acceptance.
- Settlement will occur within 90 days of acceptance of the buyer's offer.

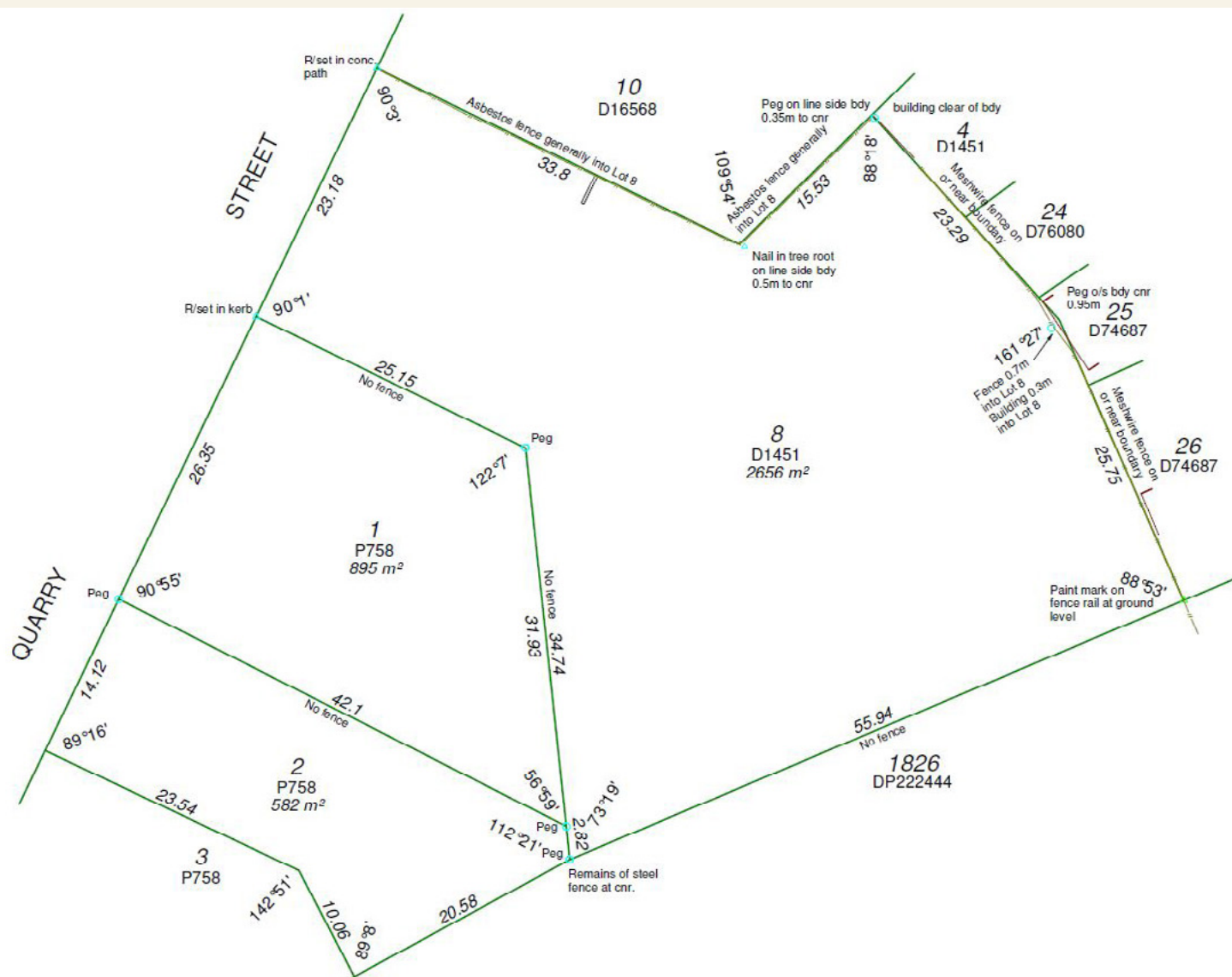
FAQS

Will there be viewings of the site? Viewings of the site can be arranged subject to interest. We can arrange for a planning representative to be present to answer questions around the development and scheme amendment if required.

Do I have to amalgamate the lots? Is this negotiable? Development across all three lots won't be able to occur without amalgamation occurring. The requirement for amalgamation will form part of the sales conditions and is not negotiable.

Can I speak with a City Planning Officer to get more information regarding development on the site? Yes, if you contact us we can arrange for an officer to discuss this with you.

SITE SURVEY



If you have any queries, please contact:

Nadine Weller

Economic Development Officer

P 9432 9857

E business@fremantle.wa.gov.au