



Agenda

Special Meeting of Council

Wednesday, 29 August 2018, 6.00pm

CITY OF FREMANTLE
NOTICE OF A SPECIAL MEETING OF COUNCIL

Elected Members

A Special Meeting of Council of the City of Fremantle will be held on **Wednesday, 29 August 2018** in the North Fremantle Community Hall, located at 2 Thompson Road, North Fremantle commencing at 6.00 pm.

A handwritten signature in black ink, consisting of a stylized, cursive 'P' followed by a long horizontal line extending to the right.

Philip St John
Chief Executive Officer

24 August 2018

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CITY OF FREMANTLE

Special Meeting of Council

Agenda

1. Official opening, welcome and acknowledgement

We would like to acknowledge this land that we meet on today is the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Whadjuk people as the custodians of the greater Walyalup area and that their cultural and heritage beliefs are still important to the living Whadjuk people today.

2. Attendance, apologies and leaves of absence

3. Disclosures of interest by members

4. Public question time

Members of the public have the opportunity to ask a question or make a statement at council and committee meetings during public question time.

Further guidance on public question time can be viewed [here](#), or upon entering the meeting.

5. Announcements by presiding member

6. Questions or personal explanations by members

7. Reports and recommendations from officers

SCNL1808-1 HIGH STREET AND STIRLING HIGHWAY UPGRADE PROJECT

Meeting Date:	29 August 2018
Responsible Officer:	Director Infrastructure and Project Delivery
Decision Making Authority:	Council
Agenda Attachments:	1. High Street & Stirling Upgrade – High-level Concept Plan (August 2018) 2. MRWA letter dated 24 August 2018 (Ref. 15/576-02) for excision of road widening for High Street Upgrade, Fremantle

Confidential Attachments (under separate cover)

3. MRWA Project Commitment Register
4. Detailed Concept Plan (DWG SK-622F)

SUMMARY

Main Roads Western Australia (MRWA) has developed a proposal for upgrading the intersection at High Street and Stirling Highway between Carrington Street and Marmion Street.

To accommodate the proposed road alignment along High Street and retain existing significant trees, a portion of the Class A and Class C reserves are required to be vested to MRWA for the purpose of road reserve. The project also impacts on neighbouring land uses including Frank Gibson Park, the City's Community Facility at 26 Montreal Street, Royal Fremantle Golf Course, Fremantle Public Golf Course and potentially Booyembara Park.

This report outlines the key project considerations and the City's requirements in relation to the proposed concept; this is particularly important as it relates to ensuring all associated works will be suitably addressed by MRWA as a prerequisite to the City's endorsement and agreement for the conditions of the vesting of the A Class and C Class Reserves.

This report recommends that Council:

- 1. ENDORSE the proposed concept and project scope including the road alignment and objectives of the surrounding land uses subject to the progression of the agreed associated works.**
- 2. SUPPORT the excision of A class and C Class reserve to facilitate the project.**
- 3. REQUEST that the State Government agree to a transfer of an area of MRWA freehold and reserved land (excluding land zoned for Residential Development) at Clontarf Hill to an A class reserve to offset the loss of A Class and C Class reserves as a result of this project.**

BACKGROUND

In May 2017, the State and Commonwealth Governments announced a road and rail infrastructure package for WA. The Government, through MRWA, committed to upgrade High Street from Carrington Street to Stirling Highway as part of this package. The project would redesign the road layout to improve safety, capacity and freight efficiency along High Street between Carrington Street and Stirling Highway. Following the public unveiling of the project on 6 March 2018 by Premier Mark McGowan and Transport Minister Rita Saffioti, MRWA have been developing the concept in consultation with the City of Fremantle, Stakeholders and the Community.

The road alignment has been developed to accommodate the primary objectives of both MRWA and the City of Fremantle; it also addresses the associated impacts on adjacent land uses for the project. This report outlines the proposed project objectives and scope as they have been committed to and where they are to be further developed during detailed design and delivery.

FINANCIAL IMPLICATIONS

The project (including all associated works agreed upon as resulting from the impacts of the project) is being funded by the State and Commonwealth Governments through MRWA.

LEGAL IMPLICATIONS

The proposed excision and dedication of a portion of 'A' Class Reserve No.6638 and 'C' Class Reserve No. 8860 is pursuant of the Land Administration Act 1997 ('Act').

In accordance with the Act the City is required to provide a Statutory Declaration to the Department of Planning, Lands and Heritage (DPLH) to ensure that any affected interests are extinguished, allowing the road to be dedicated free of encumbrances. Currently there are interests (leases) relating to the Royal Fremantle Golf Course, the Fremantle Public Golf Course and the Community Facility at 26 Montreal Street. A partial surrender of the current leases is required to allow the proposed excision and dedication as noted above to proceed.

The DPLH may also request a Statutory Declaration with regard to any contamination of the subject area.

CONSULTATION

Between 19 April and 31 May 2018, MRWA undertook a community consultation which included two drop-in sessions at Stackwood in Fremantle. Both MRWA and the City advertised the consultation through websites, social media and the local newspapers. Both City Officers and Elected Members were invited by MRWA and attended the drop-in sessions. An on-line feedback form (and hard copy at the drop-in sessions) was available for completion during the consultation period and MRWA received feedback from over 300 people.

MRWA also attended two informal Elected Member meetings in April and August 2018 to provide further information and feedback on the consultation.

MRWA have consulted with the Royal Fremantle Golf Club, The Fremantle Public Golf Course, The Fremantle Netball Association; the City has also liaised with the stakeholders including representatives of the Booyeembara Park Working Group.

OFFICER COMMENT

The MRWA High Street and Stirling Highway project will consist of replacing the existing traffic lights at the intersection with a roundabout. The new High Street road alignment and median have been designed to accommodate and protect as many of the existing significant trees as possible. To accommodate the roundabout and median, MRWA need to acquire a portion of the A Class and C Class reserves on the southern side of High Street and rezone it as Road Reserve; this land is currently leased by the Fremantle Public Golf Course, the Royal Fremantle Golf Course and the community facility at 26 Montreal Street. The required excision will, to differing degrees, impact on the function of the facilities and to a lesser extent, the project also affects Frank Gibson Park and Booyeembara Park.

The following sections outline the proposed road alignment, anticipated impacts on adjacent land uses and the scope and objectives of the proposed mitigation actions.

High Street and Stirling Highway

The design for the High Street and Stirling Highway upgrade is to meet the following objectives:

- Alignment:
 - Alignment has been selected to maximise tree retention as well as improve safety at the intersection.
- Roundabout:
 - MRWA have proposed a roundabout at the intersection in lieu of traffic signals based on maximising the safety improvement for vehicles and an acceptable level of service.
- Slip roads:
 - A westbound slip road on High Street is being proposed to by-pass the new roundabout for vehicles intending to continue west on High Street. In addition an eastbound slip road for Stirling Highway traffic heading east along High Street will be provided. These will improve both safety and flow around the new roundabout.
- Local traffic impacts:
 - MRWA have reviewed the local traffic impacts through traffic modelling and the projected changes in traffic volumes do not present any concern to the local road network. Analysis and modelling has also shown that projected changes in traffic volumes would not warrant traffic calming under the City's current Traffic Calming Policy.
- Pedestrian connectivity:
 - A north / south underpass is proposed under High street at Montreal Street; an east / west underpass is proposed under Stirling Highway at Forest Street. The City is working with MRWA to ensure that the alignment and design of the underpasses is optimised from a pedestrian and cyclist access/egress, safety and crime prevention perspective.
- Cycle connectivity:

- The north / south and east / west underpasses will significantly improve the City's existing cycle network. The City is working with MRWA to determine how the primary off-road cycling and walking network shown in the State Government's 'Perth & Peel @3.5 Million Transport Network' and 'Western Australian Bicycle Network' can be accommodated now and in the future.
- Service road:
 - A new service road will be added for residents north of High Street between Montreal Street and Chudleigh Street, as well as Coode Street and Robinson Street.
- Tree retention:
 - The wide road median west of Wilkinson Street is proposed to allow the retention of significant existing trees. The project will offset any tree loss with a tree replanting strategy and be of endemic or local species.
- Noise mitigation:
 - MRWA are proposing noise mitigation to the extents of the civils works of the project in accordance with State Planning Policy 5.4 (SPP 5.4). The location, height and form of the noise mitigation will be determined as the project development continues. The form of the noise mitigation will be developed in consultation with a Community Reference Group to be established by MRWA.
- Landscape character:
 - The City is working with MRWA to develop the brief for the landscaping and urban design works associated with the project. The landscaping will aim to create a green biodiversity corridor 'entry statement' to Fremantle which compliments the existing landscape character. The landscape will consider tree retention, tree planting, endemic species for biodiversity, water sensitive urban design principles, crime prevention through environmental design and appropriate material selections.

Frank Gibson Park

Frank Gibson Park is the home of the Fremantle Netball Association. Currently, the southern side of High Street (opposite the Frank Gibson Park) is used for informal parking for netball patrons. This parking has caused safety concerns as people cross High Street in an informal manner. The new High Street alignment removes the opportunity for this informal parking which will address this safety concern. To offset the informal parking loss, the project will provide new parking bays south of the netball facility on the new service road; and in Wilkinson Street adjacent to Frank Gibson Park. The parking will be designed to fit the available space and to accommodate existing trees.

Royal Fremantle Golf Course

The acquisition of the A Class and C Class reserves affects the entry to the Royal Fremantle Golf Course. The Royal Fremantle Golf Course has worked with MRWA to agree the closure of the western access of the car park to improve safety on High Street and provide an opportunity to increase parking. In closing the western access, a 'left in, left out' entrance / exit at the eastern access point will be provided and this will include a turnaround facility in the event the gate is closed. A "left in" turn pocket will also be provided to allow vehicles to slow down before turning into the access.

Community Facility at 26 Montreal Street

The importance of protecting the mature trees on the existing southern verge of High Street, as highlighted by the community and Council, has resulted in the acquisition of the A Class reserve. By protecting the mature trees the proposed road alignment will

result in the loss of the community facility located at 26 Montreal Street. It is proposed to offset this loss with the construction of a replacement community facility of a similar size (approximately 210m²) in an alternative location. The City will need to carry out a feasibility analysis and consult with internal and external stakeholders to determine the best option in terms of location, function and size of a replacement facility.

Fremantle Public Golf Course

The acquisition of the A Class reserve has a significant impact on the course, this impact results in the loss of holes 3 and 6. To maintain the function of the golf course, MRWA and the City have engaged the services of golf course architects to evaluate the impact and provide a number of options for an effective redesign of the golf course. The scope for this work was based upon providing a golf course with similar functionality whilst accommodating:

- A 9 hole golf course
- Minimum par 34
- Maximised course length – minimum >2000m (currently 2465m)
- Similar sized driving range facility
- Comparable practice facilities including putting green
- Similar size / function of clubhouse facility
- Full irrigation system
- Minimal tree removal - offset by new tree planting
- Safety compliance
- Suitable car parking and access
- Minimal impacts on Booyeembara Park (see below)

A number of design options have been developed by the golf course architects most of these are able to meet the criteria. It is anticipated that once the project agreement is in place, the City will engage a golf course architect to progress with detailed design of the preferred golf course option in consultation with the stakeholders.

Booyeembara Park

Booyeembara Park is located to the south of the golf course and shares the existing driving range boundary. The choice of golf course redesign, while not yet finalised, may potentially have impacts on Booyeembara Park by:

- Impacting the landscape around the proposed location for the golf clubhouse and community facility; and
- Requiring an element of land acquisition along the existing golf course Booyeembara Park boundary.

It is anticipated that the preferred option will only have a minimal impact on Booyeembara Park; however, any impacts as a result of the project would be mitigated through remediation and replacement of the existing landscape.

This report identifies the key objectives, the scope of the project and generates the potential scope of associated works; these requirements have been defined and agreed with MRWA in a project commitment schedule. It is anticipated that once the detailed scope of the project and associated works and costs are fully defined, an independent

Quantity Surveyor will be appointed to provide a budget estimate to address the required design, management and delivery of works relating to the:

- Community Facility at 26 Montreal Street
- Fremantle Golf Course and facilities, and
- Booyeembara Park

It is proposed that these facilities would be subject to a funding agreement where MRWA provide the City with a financial contribution to the value of the above budget estimate for the City to undertake the works.

VOTING AND OTHER SPECIAL REQUIREMENTS

Absolute Majority

OFFICER'S RECOMMENDATION

Council:

1. Endorse Main Roads Western Australia's (MRWA) latest proposal for the project as per concept design (DWG SK – 622F), on the basis that the following objectives will be addressed by MRWA:

a. Primary concept objectives:

- i. Pedestrian permeability:**
 - 1) Inclusion of a grade separated underpass:**
 - a) North / South (under High Street at Montreal Street).**
 - b) East / West (under Stirling Highway at Forest Street).**
- ii. Retention of mature trees / managed median strip.**
 - 1) Lost trees replaced through the landscape strategy.**
- iii. Maximum 4 number lanes (excluding the service road and slip roads at the roundabout).**
- iv. Royal Fremantle Golf Course:**
 - 1) Entry / Exit arrangement (left in / left out with slip lane)**
 - 2) Current numbers of car parking spaces retained.**
- v. Fremantle Netball Association:**
 - 1) Parking provision on service road and Wilkinson Street verge (where practical and without tree loss).**
- vi. Financial contribution for a new community facility (to replace the current facility at 26 Montreal Street).**

b. Golf course objectives

- i. Public golf course**
 - 1) Retain 9 holes.**
 - 2) Retain par 34.**

The following item numbered SCNL1808-2 has been WITHDRAWN from the Special Meeting of Council Agenda

SCNL1808-2 KINGS SQUARE – TENDER RETURNS FOR THE CONSTRUCTION OF THE NEW CIVIC BUILDING AND LIBRARY

8. Motions of which previous notice has been given

A member may raise at a meeting such business of the City as they consider appropriate, in the form of a motion of which notice has been given to the CEO.

9. Urgent business

In cases of extreme urgency or other special circumstances, matters may, on a motion that is carried by the meeting, be raised without notice and decided by the meeting.

10. Late items

In cases where information is received after the finalisation of an agenda, matters may be raised and decided by the meeting. A written report will be provided for late items.

11. Confidential business

Members of the public may be asked to leave the meeting while confidential business is addressed.

12. Closure