



Additional documents

Ordinary Meeting of Council

Wednesday 27 July 2022 6pm



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FPOL2207-4 FREMANTLE OVAL REDEVELOPMENT – BUSINESS PLAN

Proposed amendment submitted by Cr Andrew Sullivan

- 1. Council endorses the Fremantle Oval Redevelopment Business Plan, dated June 2022, for project advocacy purposes with a focus on approaching Commonwealth and State governments to seek project support and funding commitments, and**

- 2. Future design aspects for Fremantle Oval redevelopment seek to ensure the following items are provided for as part of the design;**
 - a. Optimisation of parking within the redevelopment,**
 - b. Vehicle movements around ~~rear of~~ the club facility to achieve appropriate service vehicle access to the back-of-house areas while also introducing improved public access from South Terrace and the south.**
 - c. Spectator seating and configuration to replace or expand numbers and spectator experience, including weather protection. ~~and~~**
 - d. Connection between Victoria Pavilion, the western wing, and the Club facility to be designed for integrated and comfortable spectator outcomes ~~and not view corridors~~.**
 - e. View corridors through the site to be enhanced in ways that also optimises the spectator experience within the oval itself.**
 - f. Establish a close physical relationship between the club seating areas and the playing surface in a manner that continues to foster traditional interactions.**
 - g. Options to expand the crowd capacity from 12,000 to 18,000.**
 - h. In liaison with surrounding landowners (the Prison and Fremantle Hospital) expand the landscaping and urban design brief so as to integrate and optimise the use and enjoyment of all available public areas.**
 - i. Development of an architectural language for the oval precinct that new proposals should respond to.**
 - j. Explore activities and layouts that directly improve the way the oval is used for events while also activating the oval precinct daily as a significant and accessible public space. Ensure the business, governance, management and operational model continuously strives to optimise the use and accessibility of the oval precinct.**



- k. Further consideration of the extent and type of development achievable on the future development site taking into account the need to integrate with the redevelopment within the hospital precinct, connect to South Terrace, retain view corridors to The Knowle, retain a respectful and usable setback from the oval and to ensure the open space areas to the south east are demonstrably accessible as public open space.**

Reason for change:

To ensure redevelopment meets the required needs into the future and satisfy the City's needs long term.



**FPOL2207-5 REQUEST FOR APPROVAL OF PROPOSED SALE OF 8
POINT STREET (PREVIOUSLY 2 POINT ST) FREMANTLE**

Proposed alternative recommendation submitted by Cr Marija Vujcic

That Council defer the officer's recommendation for a period of six months to give the City time to do a proper evaluation of the buyback of the asset.

- a. That the elected members receive a comprehensive report on the buyback option, including proper evaluations, the future proposed income of the asset.**
- b. That the Report details all other options including financial pros and cons affecting the long term financial health of the City.**
- c. Should the City buy back the asset, that the \$200,000 is waived for SKS Group.**

Reason for alternative:

The current sale of the Woolstores building and its eventual redevelopment ought to be a positive future activation injection into the City. The Point Street Carpark is a critical asset that the City ought to buy back because the parking facility is close to the redevelopment and potentially would be a good earner for the City.

As of June 2022, the City has \$27m in term deposits and in the next few months there will be a cash flow coming from the rates. There is no reason why we could not buy back the asset. There is about \$2m plus loss to the Ratepayers if we just transfer the asset as requested by the SKS Group. It would seem from the urgency of this motion before the Council that the deal may be already done and we as the elected members are there to wave it through.



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ADDITIONAL OFFICER COMMENT

An updated Statement of Financial Position and accompanying Note 3(c) is provided to correct 'Capital Work in Progress' and 'Property, Plant and Equipment' figures for 30-Jun-2022 and 30-Jun-2021.



**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 30 JUNE 2022**

**STATEMENT OF FINANCIAL POSITION
Addendum**

	30-Jun-2022 (a)	30-Jun-2021 (b)	Movement (c) = (a) - (b)
	\$	\$	\$
Current Assets			
Cash and Cash Equivalents	6,564,866	12,622,903	(6,058,037)
Other Financial Assets	27,500,033	27,414,360	85,673
Trade and Other Receivables	2,293,911	2,570,636	(276,725)
Inventories	186,122	133,134	52,988
Other Current Assets	75,477	28,464	47,013
Land held for sale	4,243,000	4,243,000	-
	40,863,409	47,012,497	(6,149,088)
Non-Current Assets			
Other Receivables	801,841	816,627	(14,786)
Investments	5,858,279	5,761,799	96,480
Capital Work in Progress	75,040,798	58,421,155	16,619,643
Property, Plant and Equipment	193,179,826	197,402,887	(4,223,061)
Right of Use Asset	1,395,172	1,790,690	(395,518)
Investment Property	22,658,363	22,658,363	-
Infrastructure	153,347,806	158,385,055	(5,037,249)
	452,282,085	445,236,576	7,045,509
Total Assets	493,145,494	492,249,073	896,421
Current Liabilities			
Trade and Other Payables	(6,011,065)	(12,582,811)	6,571,746
Long Term Borrowings	(2,525,976)	(2,807,434)	281,458
Lease Liability	(318,050)	(389,950)	71,900
Provisions	(5,812,590)	(6,112,265)	299,675
	(14,667,681)	(21,892,460)	7,224,779
Non-Current Liabilities			
Long Term Borrowings	(20,177,200)	(22,325,236)	2,148,036
Lease Liability	(1,117,732)	(1,425,450)	307,718
Trade and Other Payables - Non - current	(55,422)	(55,422)	-
Provisions	(746,709)	(924,100)	177,391
	(22,097,063)	(24,730,208)	2,633,145
Total Liabilities	(36,764,744)	(46,622,668)	9,857,924
Net Assets	456,380,750	445,626,405	10,754,345
Equity			
Retained Surplus	(172,780,394)	(156,089,339)	(16,691,055)
Reserves - Cash/Investment Backed	(6,483,759)	(12,631,618)	6,147,859
Reserves - Asset Revaluation	(266,362,253)	(266,362,253)	-
Net Result (YTD Current Year)	(10,754,344)	(10,543,195)	(211,149)
Total Equity	(456,380,750)	(445,626,405)	(10,754,345)

Note: The un-audited financial position reported as at 30 June 2021 is an estimated position and subject to change with end of year adjustments.

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**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 30 JUNE 2022**

Works in Progress FY21 & FY22

**WORK IN PROGRESS
NOTE 3(c)**

Account No.	Project	Financial Year	
		FY20/21 (LTD)	FY21/22 (YTD)
Buildings			
300000	P-10297 Construct-Council Admin Offices (Kings Square redeve	44,223,180	4,145,228
300206	P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	819,841	2,735,680
300032	P-10964 Restoration-Town Hall internal	106,000	18,857
300086	P-11814 Building development - Consultants Council Administr	2,142,137	146,847
300087	P-11598 Building development - Project Management fees - (Ki	1,265,144	159,353
300100	P-11682 Building development - Fit out - Civic Building (KS)	122,497	507,921
300121	P-11843 Design and construct- Markets Building Services	193,383	7,900
300123	P-11670 Design and construct-Leisure Centre Pool Roof	53,440	221,793
300193	P-11968 Purchase - Leisure Centre - Pool blankets	-	62,411
300152	P-11873 Program-Solar Panels City	3,500	-
300074	P-11639 Demolish-Council admin building	2,109,582	-
300157	P-11882 -Design and construct - Fremantle Golf Course	3,158,007	876,797
300101	P- 10898 Relocation – AV Equipment & Installation (KS)	340,115	218,711
300165	P-11941 Design and construct - Depot - Hazardous Waste	-	71
300166	P- 11943 - Construct - Town Hall- Fire upgrade	459,413	118,268
300168	P-10260 Program - Arthur Head - Wall stabilisation	474,256	495,677
300113	P-11838 - Design & Construct - Kings Square - Change Facility	-	153,497
300189	P-11965 - Purchase - Leisure Centre - Disinfectant System	-	30,655
300203	P-11982 Design and construct - Arts Centre - Sewer	-	52,950
300214	P-11987 - Design & Construct - Fremantle Education Centre	-	53,790
300269	P-12050 Purchase - South Beach - Temporary Toilets	-	125,095
300221	P-11995 Restore - Heritage walls	-	29,905
300158	P-11887 - Design and construct - 14 Parry St - Waste	-	20,287
300190	P-11981 Design and Construct – Men’s Shed - Wall	-	63,750
300218	P-11992 Design & Construct- South Beach-Changerooms	-	39,675
300112	P-11829 Design and construct-Kings Square Commercial tenancy	806	190,455
300279	P-12068 Design and construct-70 Parry St Fit out (Stage 1)	-	184,936
300119	P-11842 Design and construct-Westgate Mall courtyard	8,220	16,055
Furniture and Fittings			
300073	P-11077 Install-Kings Square Network infrastructure Queensga	4,740	-
300102	P-11705 Relocation- Kings Square network and communications	271,455	-
300107	P-10897 Purchase-Wi-Fi network infrastructure	17,968	-
300007	P-10498 Install-Network infrastructure	-	7,632
Plant and Equipment			
300141	P-11328 Purchase-Plant and Equipment	-	19,221
300259	P-12041 Program - Ticket machines	-	410,000
300258	P-12039 Purchase - Noise level meter	-	12,415
300257	P-12038 Purchase - Hand held licence plate recognition equip	-	41,316
300260	P-12045 Design and construct - Leisure Centre - Shade sail	-	212,554
300255	P-12034 Purchase - Leisure Centre - iPads	-	1,211

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Works in Progress FY21 & FY22

**WORK IN PROGRESS
NOTE 3(c)**

Account No.	Project	Financial Year	
		FY20/21 (LTD)	FY21/22 (YTD)
Infrastructure - Roads			
300135	P-11854 Resurface MRRG-South Tce	-	1,345
300173	P-11910 - Design and construct - Bike Projects	38,452	31,017
300240	P-12029 Road safety - McCombe Ave - Bike lane	-	65,644
300210	P-11915 - Road Safety - South Trc - Node2	-	271,822
300222	P-11997 - Design & Construct - Footpath - Maxwell St	-	14,303
300228	P-12003 - Resurface - MRRG - McCombe Ave	-	312,045
300268	P-12054 Design and construct - Port Beach - Carpark	-	50,984
300176	P-11949 - Resurface R2R - Banister St	-	1,205
300227	P-12002 Resurface - MRRG - Hampton Rd (SB)	-	140,236
300229	P-12004 resurface - MRRG - Ord St (NB)	-	188,913
300230	P-12005 Resurface - MRRG - South Tce 1 (NB&SB)	-	253,153
300234	P-12009 Resurface - R2R - Marshall Way	-	73,917
300243	P-12018 Install - South Beach - Solar Lighting	-	1,401
300246	P-12022 Purchase - Speed Display Signs	-	20,339
300211	P-11984 Road safety - John Curtin - Pedestrian Crossing	-	43,630
300231	P-12006 Resurface - MRRG - South Tce 2 (NB&SB)	-	170,993
300233	P-12008 Resurface - R2R - Cumbor Way	-	69,591
300261	P-12047 Road safety - Wiluna and Hope - Intersection	-	72,031
300236	P-12011 Resurface - R2R - Proctor St	-	18,959
300232	P-12007 Resurface - R2R - Booth Ct	-	10,404
300226	P-12001 Resurface - MRRG - Hampton Rd (NB)	-	141,607
300239	P-12014 Resurface - R2R - Watkins St	-	119,766
300241	P-12016 Road safety - Ord St - Bike lane	-	59,999
300266	P-12059 Road safety - Marine Tce - Intersection	-	5,000
300242	P-12017 Relocate - Electric vehicle chargers	-	10,816
300235	P-12010 Resurface - R2R - O'Hara St	-	27,106
300237	P-12012 Resurface - R2R - Prowse St	-	30,964
300238	P-12013 Resurface - R2R - Sowden Dr	-	30,378
300270	P-12053 Road safety - Leighton Beach - Traffic calming	-	9,297
Infrastructure - Drainage			
300174	P-11952 - Design and construct - Hampton Road - Drainage	2,551	34,540
300223	P-11998 Design and Construct - Drainage - Nicholas St	-	2,590

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Works in Progress FY21 & FY22

**WORK IN PROGRESS
NOTE 3(c)**

Account No.	Project	Financial Year	
		FY20/21 (LTD)	FY21/22 (YTD)
Infrastructure - Parks			
300049	P-10294 - Design and construct-Public Realm	74,442	-
300051	P-11680 Design and construct-Kings Square Playspace	570,863	181,942
300085	P-10295 Design and construct-Kings Square Public Realm Newma	1,138,176	610,059
300111	P-11865 Install-Kings Square trees	263,698	-
300147	P-10077 Program-Parks-Infrastructure	-	70,186
300159	P-11885 Design and construct - Harvey Beach Jetty	61,407	-
300172	P-11911 Design and construct - Leighton Beach - Shelters	60,426	-
300198	P-11819 Design and construct - Dick Lawrence - Playspace	-	180,242
300186	P-11904 Design and construct- Gilbert Fraser - Lighting	4,820	326,491
300202	P-11978 Purchase - Proclamation Tree Plaque	-	7,912
300208	P-11912 Design and construct - Coral Park Irrigation Upgrade	-	67,994
300265	P-12058 Design and construct - Booyeembara Park - Bike trail	-	8,271
300262	P-12048 Design and construct - Paddy Troy Mall - Lighting	-	12,865
300267	P-12064 Design and Construct - Fremantle Driving Range	-	148,023
300247	P-12023 Design and construct - Alfred Park - Irrigation	-	41,667
300251	P-12027 Design and Construct - Griffiths Park - Upgrade	-	4,673
300224	P-11999 Install - Lefroy Tip - Fence	-	18,998
300284	P-12075 Design and Construct - Frank Gibson - Lighting 1	-	42,553
300276	P-12065 Design and construct - Frank Gibson - Lighting 2	-	97,795
Infrastructure - Paths			
300209	P-11914 Road safety - Hampton Rd - Bike lane - Stage 2	-	36,941
300225	P-12000 Program - Doepel St - Trees	-	4,000
300263	P-12049 Footpath - Duffield Ave	-	2,152
Infrastructure - Other			
300162	P-11878 -Design and construct- Kings Square - Windows to the	12,051	33,500
300110	P-11823 Design and construct-Port Beach coastal adaptation	380,784	493,490
300088	P-11687 Install Public Art Kings Square	39,800	25,000
300245	P-12020 Design and construct - Samson - Bollards	-	10,412
300271	P11983 - Design and Construct - Leighton Beach Access	-	49,345
300115	P-10865 Construct-Fremantle Park carpark	-	115
300244	P-12019 Design and construct - Hilton - Underground power	-	395,000
300253	P-12032 Purchase - FOGO bins - Multi unit dwellings	-	15,876
300275	P-12015 Removal - Stevens Reserve - Structure	-	3,885
300278	P-12028 Program - Coastal Monitoring (South)	-	17,580
200786	P-11886-Design and Construct -Depot -Site Preparation	-	48,000
Total Annual Work in Progress		58,421,155	16,619,643
Cumulative Total WIP			75,040,798

*LTD - Life to Date balance