



Agenda

Finance, Policy, Operations and Legislation Committee

Wednesday, 10 July 2019, 6.00pm

CITY OF FREMANTLE
NOTICE OF A FINANCE, POLICY, OPERATIONS AND LEGISLATION
COMMITTEE MEETING

Elected Members

A Finance, Policy, Operations and Legislation Committee meeting of the City of Fremantle will be held on **Wednesday, 10 July 2019** in the North Fremantle Community Hall, located at 2 Thompson Road, North Fremantle commencing at 6.00 pm.

A handwritten signature in black ink, appearing to read 'Glen Dougall', written in a cursive style.

Glen Dougall
Director City Business

5 July 2019

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FPOL1907-3	Economic Development Strategy End of Term Review Item
FPOL1907-4	Rename a Portion of Swan Street North Fremantle - Cargo Lane
FPOL1907-6	Draft Community Safety and Crime Prevention Plan 2019-24 Approval to advertise
FPOL1907-7	One Planet Living: 2019/20 Action Plan
FPOL1907-8	Consideration of a music-based event at South Beach in February/March 2020
FPOL1907-10	Acceptance of Tender - FCC916.19 - Provision of Civil Works Kings Square

CITY OF FREMANTLE

Finance, Policy, Operations and Legislation Committee

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

Cr Sam Wainwright – Leave of absence

3. DISCLOSURES OF INTERESTS

Elected members must disclose any interests that may affect their decision-making. They may do this in a written notice given to the CEO; or at the meeting.

4. RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

5. 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.

6. PETITIONS

Petitions to be presented to the committee.

Petitions may be tabled at the meeting with the agreement of the presiding member.

7. DEPUTATIONS

7.1 Special deputations

A special deputation may be made to the meeting in accordance with the City of Fremantle Meeting Procedures Policy 2018.

There are no special deputation requests.

7.2 Presentations

Elected members and members of the public may make presentations to the meeting in accordance with the City of Fremantle Meeting Procedures Policy 2018.

8. CONFIRMATION OF MINUTES

Officer's recommendation

That the minutes of the Finance, Policy, Operations and Legislation Committee meeting dated 12 June 2019 be confirmed as a true and accurate record, with the following amendment to item FPOL1906-3 City of Fremantle Black Spot proposal 2020-2021;

1. Amend the following information contained within the background of the officer's report, to correct the date range as outlined below;

The criteria used in the assessment to determine the benefit/cost ratio (BCR) are:

- Crashes for the 5 year period ~~2012 to 2016~~ 2014 to 2018 inclusive for qualifying audits;
- Crash costs based on crash type; and
- All capital costs, including contributions by others, and ongoing maintenance costs.

9. ELECTED MEMBER COMMUNICATION

Elected members may ask questions or make personal explanations on matters not included on the agenda.

10. REPORTS AND RECOMMENDATIONS

10.1 COMMITTEE DELEGATION

FPOL1907-1 WRAY AVENUE PARKING BAY REMOVAL REQUEST

Meeting Date: 10 July 2019
Responsible Officer: Manager Infrastructure Engineering
Decision Making Authority: Committee
Agenda Attachments: Attachment 1 – Wray Avenue Parking Survey Results

SUMMARY

At the City of Fremantle General Electors Meeting on 20 February 2019, a request was made by a local resident to consider the removal of the four parking bays outside of Moondyne Joe's Hotel on the southern side of Wray Avenue. The request was taken on notice by Director Infrastructure and Project Delivery, with a commitment to investigate the request further and report back via Finance, Policy, Operations and Legislation Committee.

The request focused on the question of the bays possibly posing a safety risk for motorists as well as potentially allowing greater throughput for the intersection by removing the bays used for storage. This was associated with creating more opportunities for Ashburton Terrace drivers to exit onto Wray Avenue during peak times.

Officers from the City have assessed the area and reviewed the request, this included analysis of a combination of current and historic traffic data. A scenario analysis has been modelled (using 'SIDRA' software – which is used to aid the design and evaluation of intersections); it was determined that the removal of the bays had minimal benefit in terms of intersection efficiency.

Local crash history was also reviewed and no direct safety benefit could be linked to the removal of the bays.

It was noted that morning peak did extend past 9:00AM and it was observed that the clear area provided between 6AM-9AM did provide benefit during this busy time. Providing an extension to this clear time would provide a buffer for this peak period however will conflict with the requirements for local parking.

As Wray Avenue is a busy feeder road within the network and subject to heavy use during peak periods, it was considered prudent to also investigate actual conditions using video survey. The results showed that removal of the bays would not assist in providing more opportunity for access onto Wray Avenue from Ashburton Terrace, through anticipated reduction in queue lengths.

This report therefore recommends that Council;

Retain the bays but extend the clear time by 30 minutes for the morning peak, (6AM to 9.30am).

BACKGROUND

The parking bays in question have been in place for a significant amount of time with historic aerial images showing their use as far back as 1999.

Upgrades to the Hampton Road and Wray Avenue intersection prompted a review of the signal operation with data collection and intersection modelling done in early 2015.

The bays are restricted by signage to be clear between 6AM to 9AM seven days a week.

FINANCIAL IMPLICATIONS

The bays are not fee paid parking and as such provide no revenue for the city.

LEGAL IMPLICATIONS

The on street parking bays currently do not contravene any regulatory standards in terms of dimension and proximity to the intersection of Hampton Road.

CONSULTATION

Consultation has not occurred at this stage. Should council wish to consider removal of the street bays, local businesses would need to be notified.

OFFICER COMMENT

The SIDRA model determined that the removal of the bays had minimal benefit in terms of intersection efficiency. This is due to the minor approach of Wray Avenue having a high right turn demand as well as limited green time to allow Hampton Road to operate without prolonged queue lengths.

The modelling used for this investigation, with updated traffic volumes, showed a heavy reliance on the median lane for right turns from Wray Avenue onto Hampton Road during peak periods. The modelling also showed the kerb side lane was used for storage during the red phase but still resulted in queue lengths approaching Solomon Street. Regardless of the amount of clear lane provided for the kerb side lane above what is already in place, the impact on the efficiency of the intersection was insignificant under the modelling scenario.

A review of the five year crash data showed five crash incidents within the vicinity of the parking bays with none directly related to the bays in terms of rear end or side swipe incidents. A single rear end incident did occur further to the east of the parking bays however was outside of the peak time and also reported to be in wet conditions.

Given the existing parking restrictions allow the area to be clear during peak periods while still allowing on street bays, the removal would have minimal impact on allowing easier access onto Wray Avenue from Ashburton Terrace and does not offer a safety improvement. The existing clear times from 6AM-9AM do offer a benefit for this busy time allowing additional storage in the kerbside lane. Some video survey observations

had scenarios where even with the kerbside lane free, motorists still queued in the median lane as they were turning right.

The video survey tested the removal of the bays and recorded the effect on queues for Wray Avenue. The survey recorded traffic conditions over two days, mid-week, for the bays in place and then for an additional two days, mid-week, with the bays temporarily removed. The survey was split into the morning and afternoon to ensure typical peak period conditions were observed. The morning peak was the worst in terms of queue lengths. As the morning peak already excluded parking in the bays, the afternoon survey was observed to see if there was a correlation between the bays being removed and queue lengths on Wray Avenue west bound. The assumption would be that with a reduction in occupied bays would reduce the queue lengths. This was not the case as shown in the simple graphical representation of the survey in Attachment 1. Note: There were some limitations on these results, as some drivers did not observe the temporary parking bay removal during the survey period, but overall, the level of compliance was good with only a single vehicle parked in the bays during the busiest afternoon timeframe.

The video survey did confirm the suggestion that the median lane is used heavily for through and right turns whereas the kerbside lane is used mostly for left turns onto Hampton Road which are in low demand.

The parking bays do provide benefit to the street in that their use during the day provides some side friction for passing traffic. This effect, while minor, does add the visual cue for passing traffic that the area should be approached with caution. Their placement and use also maintains the single traffic lane and narrow carriage by means of the edge line which extends further east on Wray Avenue. Site observations showed the bays to be used outside of peak periods and this offers some latent activation for the street with local residents and patrons to both Moondyne Joe's Hotel and other businesses using the bays.

Given the negligible benefit to safety and amenity, there is no strategic reason to remove the parking bays at present. Long term this may change with the introduction of cycle facilities on Wray Avenue at the Hampton Road intersection. There is however merit in extending the clear time for the morning peak by an additional 30 minutes, from 9AM to 9.30AM as this would ensure that during the tail end of the peak period, the parking bays remain empty.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1, approve to retain the on street parking bays on the southern side of Wray Avenue at the Hampton Road intersection and extend the clear time by 30 minutes for the morning peak (6AM to 9.30AM).

**FPOL1907-2 OBJECTIONS - PROPOSED PARTIAL ROAD
CLOSURE/AMALGAMATION WITH 45 HENDERSON STREET
FREMANTLE (FORMER POLICE STATION)**

Meeting Date: 10 July 2019
Responsible Officer: Economic Development & Marketing Manager
Decision Making Authority: Committee
Agenda Attachment: Formal submission – submitter No.6
Applicant letter – response to submissions
RM Surveys (Feature Contour Survey)

SUMMARY

The City of Fremantle ('City') has advertised the proposed partial road closure and amalgamation with 45 Henderson Street, Fremantle for a period of 35 days in accordance with statutory requirements. The City has previously supported the proposal subject to there being no objections received. The proposal will allow the adjoining property owner to apply to the state for purchase of the land.

In this instance the City has received three (3) objections and seven (7) supporting the proposal during the advertising period. The Council is required to consider the objections tabled in this report before making a final decision on the matter. The responses from Public Utilities were all in support of the proposal.

The objections focused on the perceived loss of public access to and infrastructure (seating). Another suggestion was to use the land to establish a public park. In contrast, the proposed future plans for the subject area (as outlined within this report), has a definite focus on public access and integration with the approved Development Assessment Panel (DAP) plans (DAPV003/18) associated with 45 Henderson Street, Fremantle. The recommendation to committee is to support this road closure.

BACKGROUND

The original boundary line of Henderson Street, Fremantle did not encroach into the former Police Station and Courthouse located at 45 Henderson Street, Fremantle. Prior to 1984, the traffic was congested and in order to alleviate the traffic issues, a proposal to create a round-a-bout was suggested at the intersection of Henderson Street, Queen Street and Holdsworth Street. The Parry Street extension built in 1984 ended up providing a better solution and removed the need for a round-a-bout at Henderson Street leaving the subject land behind the wall as road reserve.

The re-instatement of the boundary line (along the heritage limestone wall) will provide additional protection to the area known as the 'Convict Establishment'

On 18 October 2018 – The Applicant received approval from the Development Assessment Panel (DAP) No.DAPV003/18. The triangular portion of road reserve is left out of the application. The extension of the ground floor plan indicates the future

landscaping of the triangular portion of road reserve being subject of a proposed partial road closure and amalgamation (see figure 2, ground floor plans).

On 30 January 2019 - The City received an application from the owners of 45 Henderson Street, Fremantle ('Applicant') to close a portion of Henderson Street road reserve for amalgamation with 45 (Lot 535) Henderson Street, Fremantle. A large portion of the road reserve is located within the heritage limestone and iron fence ('limestone wall').

On 27 March 2019 – Council, in accordance with Sections 58 and 87 of the *Land Administration Act 1997*, approved the advertising of the proposed partial closure of a portion (approximately 466.9m²) of Henderson Street, Fremantle for the purpose of amalgamation with the adjoining property at 45 (Lot 535 on Plan 406856) Henderson Street, Fremantle, and subject to no objections being received:

- a. Support the proposal, and apply to the Minister for Lands to close and amalgamate a portion of Henderson Street, Fremantle, described in part 1, leaving a 3m x 3m (approximately 4.5m²) truncation as road reserve, and
- b. Indemnifies the Minister for Lands against any claim for compensation that may arise from the proposal.

On 27 April 2019 – Public advertising commenced for 35 days ending on 02 June 2019. During this period 3 objections were received which included a formal submission (see attachment 1).

On 17 June 2019 – The Applicant provided a response to the submissions and confirmed their intension was not to restrict access rather to improve the site for the benefit of the whole community (see attachment 2).

LEGAL IMPLICATIONS

The proposed partial closure and amalgamation is in accordance with Sections 58 and 87 of the *Land Administration Act 1997 (LAA)*.

All public road closures for the purpose of amalgamation with an adjoining property require a 35 day public comment period before being submitted to the Department of Planning, Lands and Heritage (DPLH), in accordance with Section 58 of the *Land Administration Act 1997 (LAA)*. Section 87 of the *LAA* provides the Minister with the power of disposal.

CONSULTATION

In accordance with Section 58 of the *LAA*, the City has carried out public advertising for a period of 35 days ending 02 June 2019.

During the advertising period the City received a total of 10 responses noted in the table below as 7 in support of the proposal with 3 objections to the proposal.

Submitter Name	Submitter Address	COMMENTS	OFFICERS RESPONSE
ATCO Gas	Jandakot	Support <ul style="list-style-type: none"> Gas main is located within the proposed truncated area excluded from closure. 	Comments - noted
Water Corporation	Perth	Support	Comments - noted
Western Power	Perth	Support	Comments - noted
Telstra	Perth	Support	Comments - noted
Department of Fire & Emergency Services (DFES)	Cockburn Central	No response	
Public response			
Submitter 1 26/4/2019	Fremantle	Objection <ul style="list-style-type: none"> Do not agree with the sale of this portion of land. It is impossible to say if a round-a-bout will never be needed in the future, especially when so much development is going on in Fremantle right now. Newman court will be open to traffic once the new Civic Centre is up and running, and there will be more people and more cars traveling in that area. Would like to see the private owner of Lot 535 to continue using the land as part of their garden without buying it, which would be a better outcome. 	Comments noted - the City has responded to submitter with clarification of the proposal. A round-a –bout is not proposed. The Applicant's proposed future plans are designed to invite public access and improve the site for the benefit of the whole community (see Applicants letter attachment 2).
Submitter 2 25/05/2019	Beaconsfield	Support <ul style="list-style-type: none"> The overall 	Comments noted.

		<p>amalgamation makes sense.</p> <ul style="list-style-type: none"> I suggest they remove the 3 x 3m corner from the proposal. It's important they maintain safe, unobstructed public access via the footpath around the public facing perimeter of the block. 	<p>The proposal includes the retention of a 3m x 3m corner truncation to remain as road reserve being a CoF Engineering requirement.</p>
<p>Submitter 3 25/05/2019</p>	<p>Fremantle</p>	<p>Support</p> <ul style="list-style-type: none"> ok 	<p>Comment noted.</p>
<p>Submitter 4 25/05/2019</p>	<p>White Gum Valley</p>	<p>Support</p> <ul style="list-style-type: none"> This appears to be a reasonable request. I am more concerned about the large, old peppermint (<i>Agonis flexuosa</i>) trees within the fenced area. They have considerable heritage and environmental value and I would like to see them registered as a heritage feature and protected by the council so that the developer cannot knock them down. 	<p>Parks and Landscape have included protection of the trees in conditions 11.k and 11.j of Development Application 007/17 with JDAP approval.</p>
<p>Submitter 5 (28/05/2019)</p>	<p>Beaconsfield</p>	<p>Objection</p> <ul style="list-style-type: none"> The proposed boundary change should be limited to the line of the Physical fencing to private property ensuring preservation of road/footpath infrastructure. Has the potential to limit safe pedestrian, cycle and vehicular access. Public infrastructure (seating) should be retained within the road reservation and not placed within private property. 	<p>Comments noted.</p>

<p>Submitter 6 (31/05/2019)</p>	<p>Fremantle</p>	<p>Objection</p> <p>also see - Attachment 1 being a formal submission</p> <ul style="list-style-type: none"> I strongly disagree with the handing over of public land to private vested concerns who act for commercial gain and not for the interests of the community, both public or socially. Especially, when this public land may be essential to our future requirements. 	<p>Comments noted.</p> <p>Currently the City has no future plans in relation to the subject land apart from a 3m x 3m corner truncation to remain as road reserve.</p> <p>The Applicant's proposed future plans are designed to invite public access and improve the site for the benefit of the whole community (see Applicants letter attachment 2).</p>
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Submitter 6 in the table above has provided a formal submission included as attachment 1.

The main objections are:

- Public infrastructure (seating) should be retained within the road reserve
- The proposed boundary should be limited to the line of the existing fencing
- Public land should not be handed over for commercial gain and not in the interests of the community.
- Public land may be required for future use
- The land should be used to establish a public park
- The new owners should use the land as part of their garden without buying the land

The Applicant has responded to the objections received with their proposed future uses of the subject land which is not intended to restrict access to the public. In addition the Applicant has confirmed their intention to incorporate the subject land into the overall Courthouse Precinct development which will allow for the reactivation of the precinct and add value to the community (full comments are included in Attachment 2).

OFFICER COMMENT

The proposed closure and amalgamation of the subject section of road reserve (inside the limestone wall) including a paved portion on the outside of the wall leaving a 3m x 3m truncation (see Figure 1).

The report returns to Council after 3 objections were received during the public comment period. The objections indicated the need for a park with public access or held for future use by the City. At this stage the City’s Infrastructure engineering department has confirmed the requirement of a truncation at the corner shown in Figure 1 to remain as road reserve.

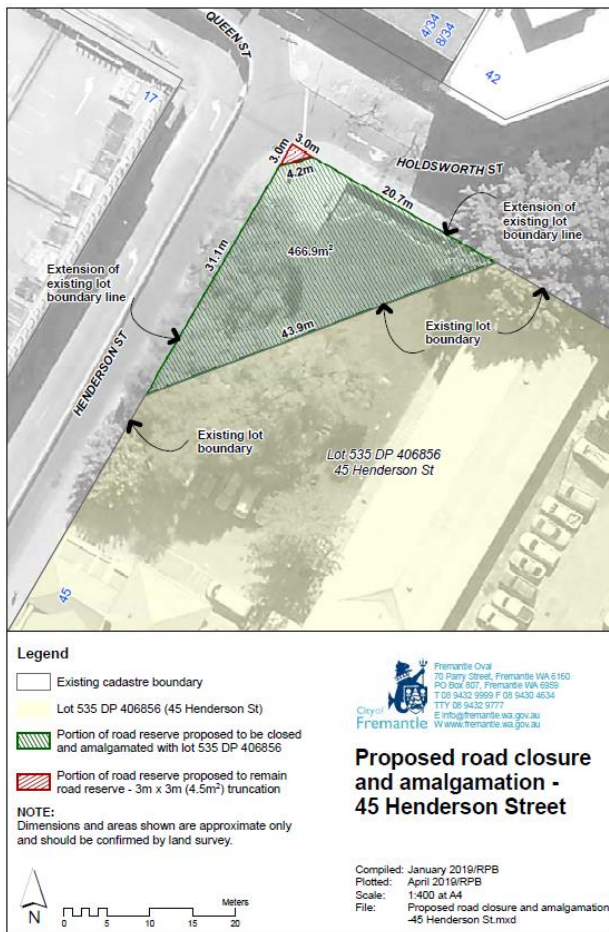


Figure 1 - includes a 3m x 3m truncation to remain as road reserve

The portion of road reserve proposed for closure is largely located inside the limestone wall and has the general appearance of being part of the 45 Henderson Street property rather than an encroached portion of road reserve. This proposal will provide the applicant with the opportunity to purchase the land as requested and rectify the encroachment. In addition, the applicant proposes to close a portion of the road reserve on the western side of the limestone wall. The Applicant’s feature survey has calculated a total area of road reserve proposed for amalgamation (excluding the truncation) to be approximately 466.9m².

From a Heritage perspective the proposal is supported as it protects the original perimeter of the Convict Establishment.

The future use of the triangular portion of road reserve is best shown on a section of the Applicants ground floor plans to 45 Henderson Street, Fremantle (see Figure 2). The section of road reserve did not form part of the plans submitted to Council (DAPV003/18). However the drawing provides a visual impression of how the proposed road reserve amalgamation may open up the area with the likely result of a greater public access.

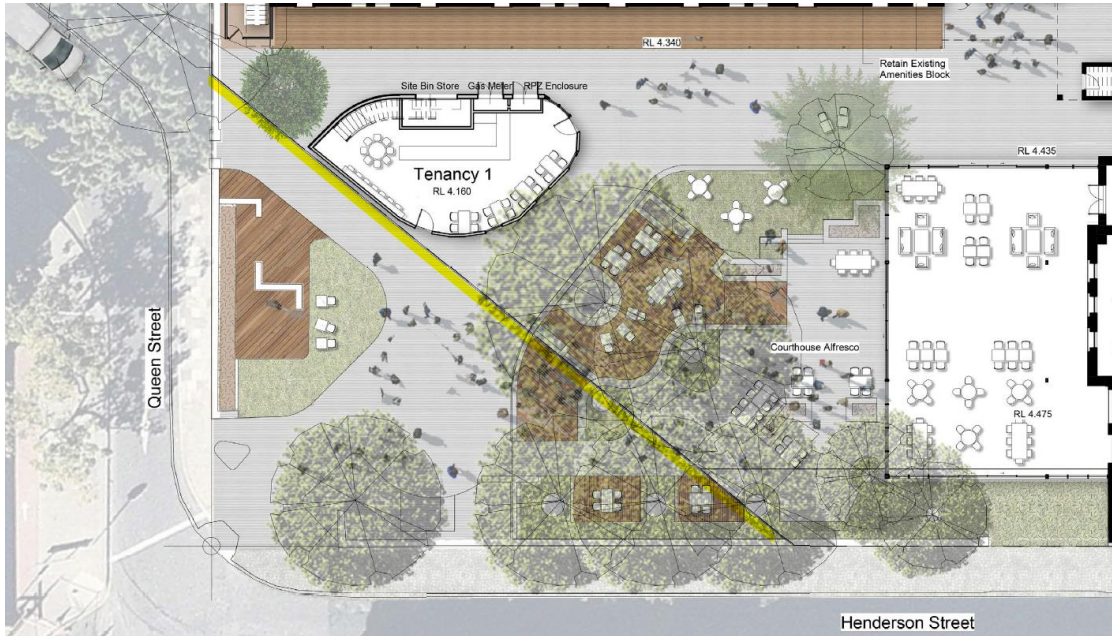


Figure 2 - shows a section of the Ground Floor approved plans where the proposed future use of the triangular section of road reserve is shown and not included as part of the DAPV003/18 approval.



Figure 3 - view looking towards the subject corner and area enclosed behind the wall/fence

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1, in accordance with sections 58 and 87 of the Land Administration Act 1997:

- 1. Acknowledge the objections received regarding proposed partial closure of Henderson Street, Fremantle.**
- 2. Support the partial closure of a portion (approximately 466.9m²) of Henderson Street, Fremantle for the purpose of amalgamation with the adjoining property at 45 (Lot 535 on Plan 406856) Henderson Street, Fremantle.**
- 3. Make an application to the Minister for Lands to grant the request, described in part 2 above, and indemnifies the Minister against any claim for compensation that may arise from that closure and amalgamation.**

FPOL1907-3 ECONOMIC DEVELOPMENT STRATEGY END OF TERM REVIEW ITEM

Meeting Date: 10 July 2019
Responsible Officer: Manager Economic Development and Marketing
Decision Making Authority: Committee
Agenda Attachments: Economic Development Strategy Review

SUMMARY

Given the evolving nature of both microeconomic and macroeconomic conditions, and the City’s Economic Development Strategy approaching the end of its current term (2015 – 2020), this report provides recommendations for an approach to delivering the remainder of the current strategy and the development of a new strategy beyond 2020. Recommendations are based on a proposed approach determined within the Economic Development Strategy Review document attached to this report.

This report recommends that the Finance, Policy, Operations and Legislation committee acting under delegation 1.1, receive the attached Economic Development Strategy Review, to endorse aligning the delivery of the next economic development strategy with the next major review of the Community Strategic Plan (2021/22) and State Election, and endorse the development of an interim two year action plan to guide economic development initiatives beyond the expiry of the current strategy in 2020.

BACKGROUND

The current Economic Development Strategy 2015 – 2020 (EDS) was structured around four key program areas and a series of desired outcomes. These were linked to the achievement of the following vision for Fremantle’s economic development:

“Fremantle’s economy is robust, diverse and continually evolving. Local businesses are flourishing and high quality property developments provide a strong return on investment for their investors and improve community wellbeing. Visitors to Fremantle are highly satisfied with an experience that is unique, authentic and unpredictable.”

An overview of key program areas has been provided below:



A description of each program area and the justification for focusing on each of these areas is provided in the EDS.

The EDS references a series of projects that were created or identified as potential contributors towards the achievement of strategy outcomes in line with each strategy program area. An update on status of each project has been provided in the attached Economic Development Strategy Review.

FINANCIAL IMPLICATIONS

Any initiatives proposed as part of this report are in line with the approved 2019/20 budget and subject to the approval of the 2020/21 budget.

LEGAL IMPLICATIONS

Nil.

CONSULTATION

The attached review is based on desktop research and secondary data collected from other agencies or organisation. Development of a new economic development strategy will be subject to consultation delivered as part of the next major review of the community strategic plan.

OFFICER COMMENT

Economic Outlook for Western Australia

Although the Western Australian economy is showing early signs of recovery, it is widely accepted that it will take time for the local economy including small businesses to benefit from this recovery.

The recent ComSec State of the States December 2018 report ranks WA's economy as the second weakest nationally across a range of national indicators.

Of particular concern are the low State Final Demand and Disposable Income per Capita numbers from WA Treasury that reflect lower discretionary spending on retail, food & beverage and services.

The Chamber of Commerce and Industry WA (CCIWA) released the results of surveys relating business confidence¹ and consumer confidence² for the March quarter of 2019 which stated the following observations with regard to business confidence, consumer confidence and barriers to growth:

- Business confidence:

¹ CCIWA Survey of Business Confidence – March Quarter 2019

² CCIWA Survey of Consumer confidence – March Quarter - 2019

- 64% of respondents expect economic conditions to worsen or stay the same over the next 12 months.
- Less than half of respondents are expecting stable profit margins and production levels.
- Weak demand has been cited as the largest barrier to business growth.
- 3 out of 4 small businesses expect their workforce will contract or remain unchanged over the next three months.
- Mining and professional services remain confident and upbeat about the economy.

- Largest barriers to business growth:
 - Weak demand in construction, manufacturing, financial services, professional services retail and wholesale trade (38% of respondents).
 - Rising operating costs in mining, transport, agriculture, forestry and fishing (29% of respondents).
 - Availability of skilled labour in mining and health care (18% of respondents).

- Indicators of financial stress
 - 14% of respondents had to borrow money from friends or family
 - 19% could not pay off their credit card bill
 - 1 out of 5 young people (18-39) couldn't pay their bills on time
 - One third of consumers (35%) spent more than they earned
 - More encouragingly 46% of consumers reported experienced none of these.

- Consumer confidence
 - Consumer confidence is trending above its 5-year average
 - More West Australians believe the economy is stronger rather than weaker
 - 59% consider living costs to have a negative influence on confidence
 - Job prospects index is up 2.2 points since last quarter and is highest since December 2014.
 - 2 out of 3 consumers are unlikely to make major household purchases in the next quarter.

CCIWA flagged weak demand as the largest barrier to business growth in line with survey results and attributed this to dampened consumer spending. The CCIWA consumer confidence survey for the same period reported that two out of three WA consumers considered it unlikely that they would make any major household purchases next quarter. CCIWA went on to say consumers remain cautious about increasing spending with the primary reason being cost of living pressures.

In considering the broader economic outlook for WA³, CCIWA reported any growth in retail being contained to increased spending on food consumption, and growth in online purchases (20-30%) causing other retail to remain soft. Retail spending results indicated spending on food retailing, cafes, restaurants and takeaway as being much higher than clothing, footwear and personal accessories.

³ CCIWA Outlook – Seas of Uncertainty January 2019

These results suggest that whilst there is a level of optimism regarding WA's economy, consumers remain cautious around spending resulting in weak demand across retail, construction and real estate.

Current Economic Context for Fremantle

At the time the City of Fremantle EDS was released (2015), the Western Australian economy was considered strong with positive growth being driven by what is now understood to be the tail end of the mining boom, and unprecedented growth in the property market.

Since 2015 Western Australia's Gross Domestic Product (GDP) which is strongly driven by the resource sector has declined substantially given weakened global demand for iron ore, a transition from the construction phase of mining into the production phase and subsequent reduction in employment within that sector. This is coupled with a contracting WA population as a result of the post boom reduction in employment. Western Australia's property market has suffered a similar fate with significant reductions in median house value and demand for construction.

Whilst Fremantle has experienced a level of private investment and development during this period not seen since the America's cup, its population driven sectors such as retail, hospitality and tourism have not been immune from macroeconomic factors linked to the State's economy. The significant development and construction experienced within Fremantle over the past 2-4 years is critical for the longer term growth of our economy, however the construction phase of this development has and will continue to deliver its own set of challenges for those population driven sectors already operating on the ground in Fremantle.

Key Highlights

Despite the stagnant macroeconomic conditions experienced throughout the strategy period, a number of positive economic indicators have been identified that demonstrate an increasing confidence in Fremantle as a place to invest:

- Building approvals in Fremantle reached a record high with \$313 million worth of residential and commercial property developments approved for construction during 2017/18. The growth in Fremantle defies the Western Australian trend which has seen building approvals fall by 9.2 % over the past year according to the WA Treasury.
- Of the current \$1.3 billion development pipeline, \$600 million is either built or under construction including the Kings Square Renewal project which started late 2016.
- The completion of significant high density residential developments including Heirloom by Match and DHA's Liv Apartments continues to add to a growing inner city population. New residential development either recently built or under construction is driving a projected 68 % increase in people living within the central city by 2021.

- The \$220 million Kings Square Renewal project is well and truly under way with Sirona Capital nearing completion of the office and commercial component and the City of Fremantle having now commenced construction of the new civic and administration building. This project is set to inject around \$350 million into the local economy with approximately 1,500 city workers coming in and out of the central city on a daily basis.
- Although business changeover is consistent in Fremantle, particularly along main commercial strips, new businesses continue to open with an obvious trend focusing on food & beverage rather than traditional retail. Fremantle now boasts an even stronger offering of unique high quality food and beverage offerings along with a selection of high end boutique retail outlets.

Current Challenges and Considerations

Fremantle has not been immune from the poor performance of the broader state economy experienced during the strategy period and continues to face a series of challenges, particularly for those operating at street level within the retail, hospitality and tourism sectors. Whilst these challenges are not endemic to Fremantle and being faced by many other town centres, they continue to create a difficult operating environment for our business and investment community.

- Vacancy rates in the CBD have been increasing in line with the wider metropolitan area, however it is apparent that the increasing vacancy in Fremantle is most commonly associated with clustering of vacancies in and around current redevelopment and construction zones.
- High commercial rents have also been flagged as a contributor to vacancy however several factors influence the cost of rent including a normal lag between changes in market conditions and reaction to those changes by property landlords. Encouragingly current market conditions are prompting some property owners and leasing agents to re-evaluate their properties, reduce rents and offer incentives to secure tenants.
- Despite the City tripling its investment into addressing antisocial behaviour and substantially increasing the reach of the CCTV network, businesses continue to raise concerns with regards to antisocial behaviour and vagrancy and the impact this is having on public safety, trade and broader perceptions of Fremantle.
- Anecdotal feedback from businesses and broader market data from CCIWA suggests that retail is experiencing some of the most challenging conditions seen in recent times, most commonly citing the changing nature of retail via online shopping. It is now widely accepted that the retail sector has undergone a paradigm shift in the way consumers engage with the sector and this is likely to remain unchanged in to the future.
- Current challenges associated with financing of major construction projects being faced nationally as a result of the Banking Royal Commission and a cooling

property market have contributed to some delay in delivery of major projects in the broader Perth metropolitan area, particularly residential projects.

- As a result of the downscaling of Fremantle hospital, the CBD has now been without the estimated 1,900 jobs moved outside of Fremantle for more than 4 years, correlating with a significant reduction in pedestrian footfall over that period. It is hoped the estimated 1,500 new workers coming to Fremantle as part of the more centrally located Kings Square development will go some way in increasing pedestrian footfall and subsequent business trade throughout the CBD.
- As with the loss of hospital jobs, the loss of comparative advantage due to the departure of Myer and the change in retail trading hours has only been exacerbated by the continuing expansion of major suburban shopping centres. This expansion has remained consistent throughout the entire term of the strategy, notwithstanding some of those expansion projects recently appear to have been put on hold due to current market conditions.
- Fremantle's smaller than usual retail catchment remains a disadvantage given the geographic constraints created by the ocean, however the proximity to the ocean also provides a significant comparative advantage by providing an experiential outcome (access to the ocean) that other metropolitan town centres such as Mt. Lawley, Leederville and Subiaco cannot provide.

Key Observations and Assumptions

A series of high level observations have been made in line with the current economic outlook for the State and the status of outcomes listed within the strategy. The observations are also based on consideration around changes in Fremantle's local economic context since the commencement of the strategy term.

- Given major construction and infrastructure projects such as kings square are now reaching completion, Fremantle is now well positioned to capitalise on the next phase of more balanced sustainable economic growth (more so than it was able to during the mining boom period). To leverage this next wave of growth and maximise opportunities surrounding the kings square project, the development and delivery of a strong place management and activation program will be critical in attracting visitors, workers and residents back to the city centre after an extensive period of construction.
- A large number of projects that form part of the \$1.3 Billion investment pipeline are now completed, which has resulted in a shift in focus by developers towards ensuring new commercial space is leased and inner city residential dwellings are sold or occupied. As such marketing and promotion of Fremantle as a place to live and work should now form a substantial part of investment attraction activities (as opposed to solely focusing on attracting and enabling new development).
- Given challenges associated with current economic conditions, provision of support to existing businesses may deliver greater outcomes in the short term than a focus on attracting new businesses. It is critical that existing businesses possess the capacity to adequately leverage and add value to the outcomes

associated with the completion of Kings Square and the City's increased investment into destination marketing.

- Tourism is becoming increasingly important as a driver of economic growth and diversification across the State, and remains one of Fremantle's genuine comparative advantages as the second most visited destination in WA. Development and growth of tourism should be considered as a priority when determining a Local Government led approach to growing our economy.
- The development and growth of the film sector and global demand for content has peaked interest in Australia as a location for content production, particularly for major international markets such as China. Based on an assessment of opportunities within this sector and initial engagement with production companies, Fremantle is strongly positioned to capitalise on this demand, more so than other locations throughout Perth.
- Fremantle remains an attractive location for the pursuit of creative and knowledge based activities (whether informal or professional), particularly given the presence of a major university and technical college within our West End. To better leverage this comparative advantage, any future investment attraction initiatives delivered by the City may be bolstered by a more direct collaboration with the University of Notre Dame and South West Metro Tafe (and other relevant industry partners), particularly given both organisations are actively engaged in research & innovation across a variety of creative and knowledge based sectors.
- Given the challenges being faced by the retail sector and competitive pressure from online shopping, experiential offerings and resident populations are becoming increasingly important in ensuring main streets and town centres remain vibrant and activated. Whilst consumers can and will continue to shop online, it is unlikely that they can enjoy the experience of eating out at a restaurant or socialising at a bar without visiting an entertainment precinct or a bricks and mortar business. With just over 20% of our business mix being considered hospitality (closer to 30% being classified as retail) there may be room for growth in Fremantle's hospitality offering given changing consumer behaviour.
- A variety of major projects and investment initiatives are occurring across our immediate region. Whilst jobs and workers linked to these initiatives may be located in other LGAs, a genuine opportunity remains for Fremantle as a place for the people filling these jobs to live and play. As such it would be prudent for Fremantle to remain active in and supportive of broader sub-regional economic development activities in collaboration with other LGAs.
- Given the aforementioned observations the core underlying objective of all City led economic development initiatives should remain as the attraction of more people to our City Centre including residents, workers and visitors.

Recommendations on approach moving forward

Based on the status of current projects and recognition of the current micro and macroeconomic environment, a series of proposed actions and recommended focus

areas have been provided in order to assist in guiding City led initiatives beyond the term of the current strategy:

- In recognising the requirement to deliver a major review of the current Community Strategic Plan in FY2021/22, the following timeline and approach to renewing the current economic development strategy is proposed:
 - FY2019/20
 - Continue to deliver the remaining initiatives within the current strategy (as budgeted) noting 2020 is the final year of the current strategy.
 - Commence the delivery of a series of detailed economic studies that adequately determine the current state of Fremantle's economy and develop an initial 2-year action plan that guides the implementation of internal City led economic development initiatives beyond the expiry of the current strategy.
 - FY2020/21
 - Commence delivery of the initiatives identified in the proposed 2 year action plan.
 - Commence planning around the delivery of a broader strategy for economic development (and associated research/consultation) that is in line with planning for the next major review of the Community Strategic Plan, and activities across the broader region including advocacy priorities flagged as part of the State election.
 - FY2021/22
 - Continue to deliver the remainder of initiatives identified in the proposed 2 year action plan.
 - Complete and endorse a new strategy for economic development which aligns with the commencement of the new Community Strategic Plan's term, the expiry of the current Destination Marketing Strategic Plan's term and the commencement of a new term of State Government.
- Based on the outcome of the review, and pending further findings from the series of detailed economic studies proposed, the following initiatives have been recommended as key priorities for consideration as part of the proposed 2 year action plan (in the lead up to the development of a new strategy for 2022):
 - Collection/analysis of primary and secondary economic/social data that assists the delivery of informed decision making and will inform the next major review of the Community Strategic Plan and establishment of a robust economic development strategy beyond 2022.
 - Continue to deliver on objectives and initiatives as identified in the current Destination Marketing Strategic Plan 2018-2022.
 - Deliver support programs that focus on building capacity within existing local businesses to better leverage the current renewal underway in

Fremantle. This should also incorporate a strong program of business engagement and communication to ensure the business community is across key opportunities relating to Kings Square and other projects.

- Establish and begin to deliver a place management and activation framework that provides an effective program of activation for the new Kings Square development, and can be rolled out to other precincts.
- Leverage the new destination brand to deliver a program of investment marketing with the objective being to raise the profile of renewal underway in Fremantle and to promote Fremantle's key comparative advantages to potential investors (businesses, residents and developers).
- Develop and deliver a structured orientation/welcome program for the Department of Communities and other new organisations moving in to the Kings Square development to encourage dispersal of the estimated 1500 new workers throughout the CBD.
- Develop a prospectus of key 'investment ready' projects and associated business cases to support the delivery of a strong advocacy program in the lead up to the next State election in order to attract State Government support for the initiatives that form part of the City's strategy for economic development beyond 2022.
- Based on an assessment of genuine comparative advantage, narrow the focus on current industry development/attraction efforts to four key sectors/opportunities:
 - Film
 - Knowledge and creative based industries
 - Tourism
 - Upstream and downstream supply chains linked to the defence sector
- Actively leverage and participate in sub-regional economic development and investment attraction initiatives in collaboration with other regional LGAs.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1:

- 1. Receive the Economic Development Strategy Review as provided in Attachment 1 of this item in the Finance, Policy, Operations and Legislation Committee Agenda (10 July 2019).**
- 2. Endorse aligning the development and delivery of a new economic development strategy with:**
 - a. The next major review of the Community Strategy Plan (FY 2021/22)**
 - b. The next State Election (scheduled to be held on 13 March 2021)**
- 3. Endorse the development of a 2-year action plan (2020 – 2022) to guide City led economic development initiatives beyond the expiry of the current economic development strategy, which is to be brought back to Council for review.**

FPOL1907-4 RENAME A PORTION OF SWAN STREET NORTH FREMANTLE - CARGO LANE

Meeting Date: 10 July 2019
Responsible Officer: Manager Information Technology
Decision Making Authority: Committee
Agenda Attachments: Applicants map - site layout of 11 (Lot 24) Tydemans Road, North Fremantle
 City of Fremantle IntraMap – full size

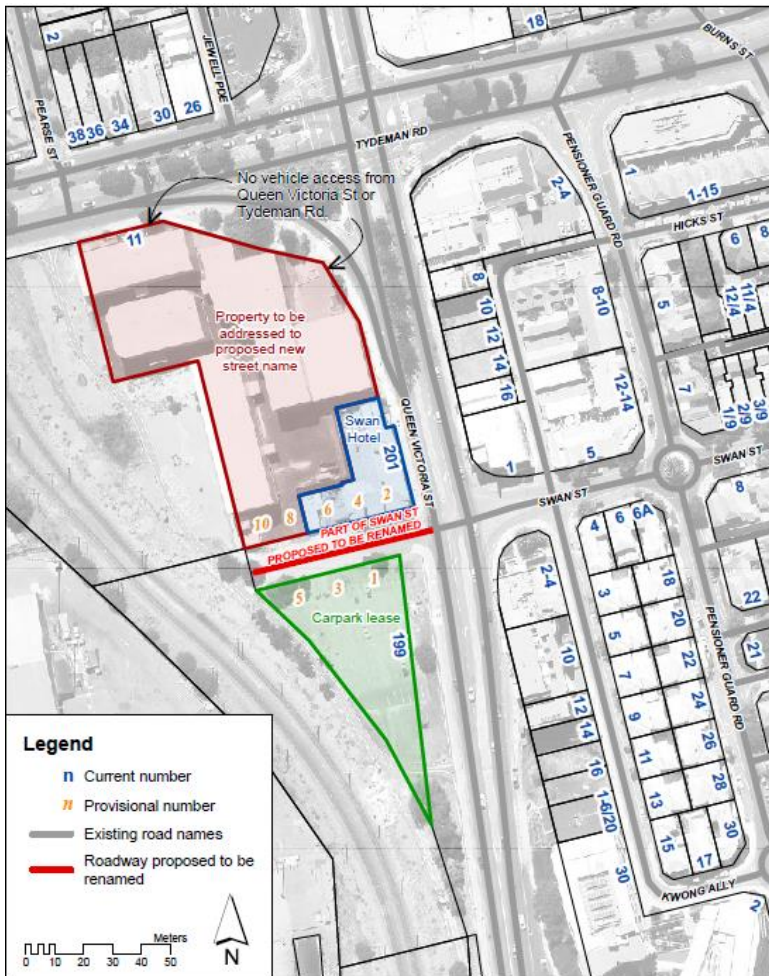


Figure 3 - Shows subject portion of Swan Street, North Fremantle for re-naming

SUMMARY

The City has received a request from the owners of 11 (Lot 24) Tydemans Road, North Fremantle to consider a new street address off Swan Street (see Figure 1). Currently the only delivery access to the storage facilities at Lot 24 is via the western portion of Swan Street with no access from Tydemans Road (see attachment 1). The change of address is considered a logical solution however there are no available street numbers with regard to the portion of Swan Street between the railway line and Queen Victoria Street, North Fremantle ('Subject Roadway'). The street numbers were omitted in error at the time of the North Bank development ('between the bridges') in the mid 1990's. It is noted that No.1 Swan

Street is already allocated to the property on the north-east corner of Queen Victoria and Swan Streets. The proposed renaming of the portion of Swan Street, Fremantle will overcome the absence of unique street numbers.

A suitable new road name must pass the Landgate Geographic Names Committee (GNC) on-line preliminary validation.

The proposed name of '*Cargo Lane*' with a back-up second name being '*Lading Lane*' was selected. Both names have received preliminary approval from the Geographic Names Committee (GNC) with the suffix of 'Lane' being the appropriate description accepted by the GNC. The name Cargo has a link to shipping and the Applicants storage facility (Fremantle Self Storage).

This report recommends the Finance, Policy, Operations and Legislation committee acting under delegation 1.1; supports the re-naming of the portion of Swan Street, North Fremantle between the railway line and Queen Victoria Street, North Fremantle (for street addressing purposes) with the new name of '*Cargo Lane*' (subject to the Ministers approval), and advise the Geographic Names Committee.

BACKGROUND

At the time of the North Bank Development in the mid 1990's, street numbers were issued for Swan Street starting from number 1 Swan Street, North Fremantle. This number represented the beginning of the development site on the eastern side of Queen Victoria Street and unfortunately omitted the future street numbers required for the subject area being the western side of Swan Street (see figure 1).

The City has an opportunity to rectify the omission by allocating an entirely new road name for the portion of Swan Street without street numbers. The GNC has provided the City with their recommendation to create a new road name as the best option available.

To rename subject portion of Swan Street would allow for the numbering to be allocated to the businesses on Lot 24, and in addition allow for reserved street numbers to be held for any future subdivision of Lot 303.



Figure 4 - 1995 aerial view of Swan Street with the subject area outlined in blue.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

Landgate is responsible for road naming and is guided by the Geographic Names Committee (GNC). The GNC provides the Policies and Standards in relation to the naming of roads, features, townsites and places in Western Australia. There is no GNC requirement to advertise public road naming.

The following publications are referred to by the GNC when assessing road naming and street addressing compliance;

- The Geographic Names Committee – Policies and Standards for Geographical Naming in Western Australian (released on 01/01/2013).
- The Australian/New Zealand Standard Rural and Urban Addressing standard (AS/NZS 4819:2011 (3rd edition released in 2011).

A copy of the publications is available upon request.

CONSULTATION

Nil

OFFICER COMMENT

The subject portion of Swan Street requires a new street name due to the absence of unique street numbers being available. The future tenure of properties abutting the subject area requires street addresses including the current request from the owners of No.11 (Lot 24) Tydeman Road, North Fremantle. This course of action is recommended by the Landgate Street Addressing Team.

The Applicant has experienced difficulty with the current street address as access to the bulk storage facility is only available from Swan Street. The same issues currently exist for the attendance of emergency services to the site. Therefore to overcome the issues discussed, a new road name for street addressing purposes is supported by Land Administration as the obvious course of action.

All proposed new street names must pass a Landgate GNC on-line preliminary validation test prior to being considered by the GNC. The test will check for duplications and similar sounding names within a 10 km radius of the subject road. The Prefix to the name is selected in accordance with the GNC Guidelines.

The meaning of the proposed name of '*Cargo Lane*' fits well into the Applicants operations as a bulk storage facility linking to shipping cargo loading and dispatch. In addition, a second name of '*Lading Lane*' (meaning as *the act of loading a boat*) is selected with a similar connection to cargo as recommended by the GNC as a back-up to the preferred name.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1; support the re-naming of the portion of Swan Street, North Fremantle between the railway line and Queen Victoria Street, North Fremantle (for street addressing purposes) with the new name of '*Cargo Lane*' (subject to the Ministers approval), and advise the Geographic Names Committee.

FPOL1907-5 KINGS SQUARE PROJECT - STREET NAMES EXTENSIONS - HIGH STREET AND NEWMAN COURT, FREMANTLE

Meeting Date: 10 July 2019
Responsible Officer: Manager City Design and Projects
Decision Making Authority: Committee
Attachments: Nil

SUMMARY

This report seeks council endorsement to formalise the road names and road extensions associated with the Kings Square Project prior to lodgement with Landgate for final consideration. Two changes are proposed:

1. Reserve No. 41176 located between the High Street Mall and Queen Street (following the axis of High Street) to be formally named '*High Street*'.
2. To extend the existing road name of '*Newman Court*' to the unnamed portion linking through to Queen Street.

Importantly, the tidying up of road naming needs to be finalised by Landgate prior to street addresses being attributed to the FOMO and new Civic Building. It is anticipated that if the road naming is approved as recommended, the main street address for the new civic building will be 151 High Street, Fremantle.

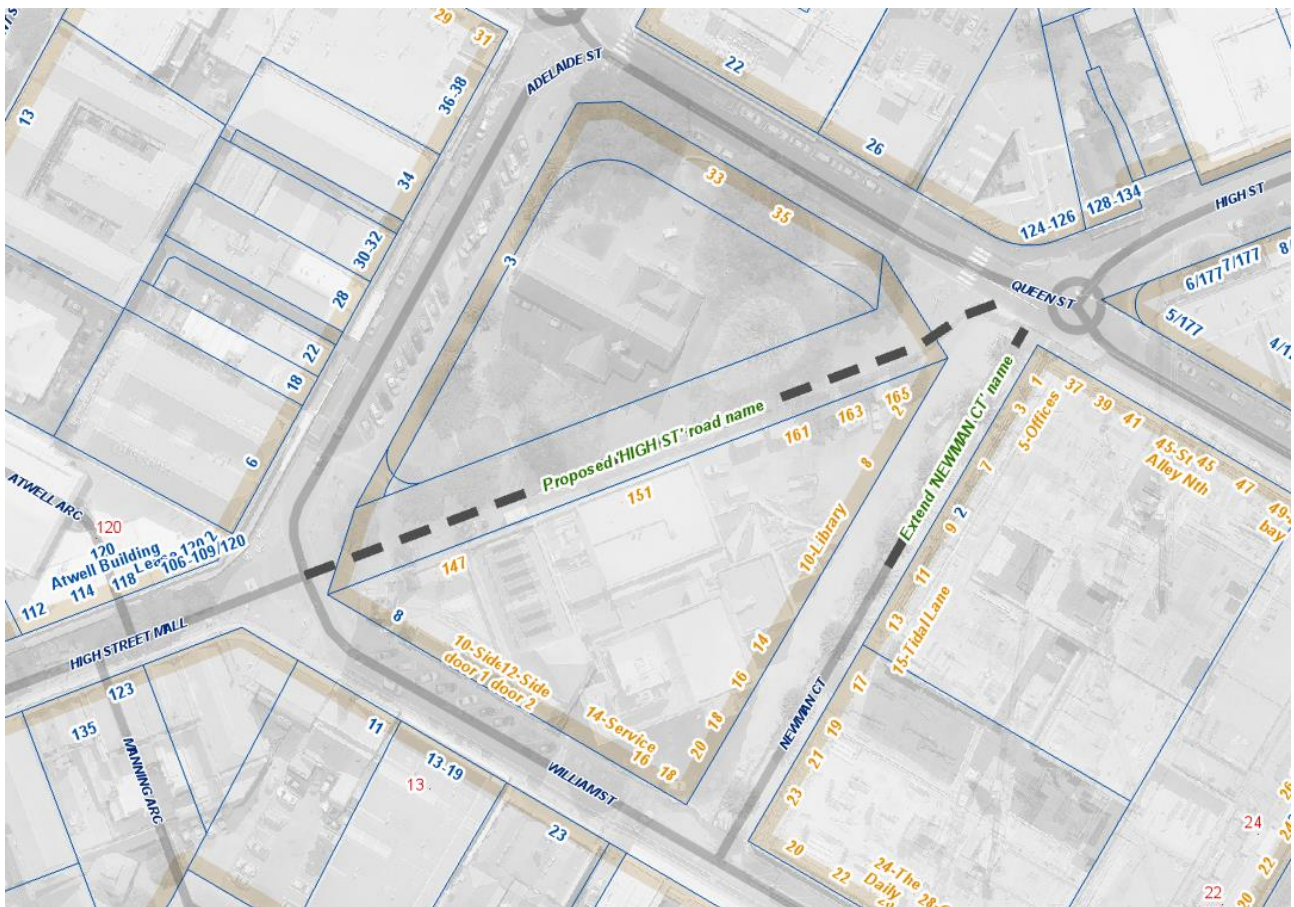


Figure 5 - Identifies the proposed road naming extensions (High Street and Newman Court) shown in black broken lines.

BACKGROUND

High Street

Currently, the section of High Street that runs through Kings Square has a Reserve number (41176) and is referred to as part of Kings Square. This will create an issue when attempting to give the new civic building’s main entrance a street address on the north side.

Newman Court

Currently, the formal naming of Newman Court only applies to the southern end of Newman Court connecting to William Street and does not run through to Queen Street. This will create an issue for street numbering of the FOMO building as well as potential issues with numbering some of the future tenancies of the Civic Building.

Historical Precedence for ‘High Street’ name to be Continuous

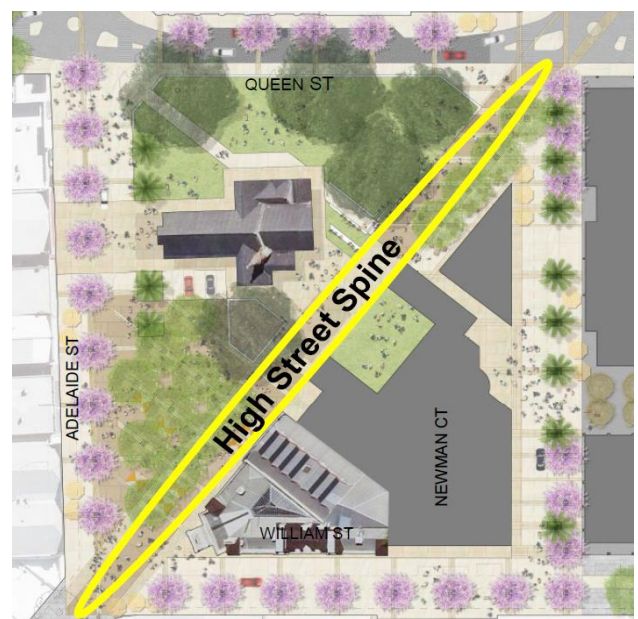
The Reserve No. 41176 covers the area previously forming the section of High Street which separated the City of Fremantle Town Hall and St Johns Church. The aerial photograph shown in Figure 2 shows the historic alignment of High Street through Kings Square and the various shops and businesses that fronted the street.



(Aerial photograph c.1955)

The New Design for Kings Square

The new design for the public realm of Kings Square seeks to reinforce the linear spine of High Street from the Round House at the western end through to its connection to the eastern end of the city. The proposed application of the street name ‘High Street’ to this section of public space will (a) reinforce the historic spine, and (b) facilitate logical street addressing and numbering into the future.



Newman Court Extension

The space commonly referred to as Newman Court links William Street with Queen Street. However, a portion of the road reserve remains unnamed (the section outside the former Myer Building). In order to comply with the Landgate street addressing policy and standards, the unnamed road requires a name and therefore the simple extension of 'Newman Court' is recommended.

FINANCIAL IMPLICATIONS

N/A

LEGAL IMPLICATIONS

Landgate is responsible for road naming and is guided by the Geographic Names Committee (GNC). The GNC provides the Policies and Standards in relation to the naming of roads, features, townsites and places in Western Australia. There is no GNC requirement to advertise public road naming.

The following publications are referred to by the GNC when assessing road naming and street addressing compliance:

- The Geographic Names Committee – Policies and Standards for Geographical Naming in Western Australian (released on 01/01/2013).
- The Australian/New Zealand Standard Rural and Urban Addressing standard (AS/NZS 4819:2011 (3rd edition released in 2011).

CONSULTATION

Given that this decision will impact on the future FOMO development and the street numbering of its tenants, the City has consulting with Sirona regarding street naming and numbering. The proposal in this report is supported by the developer.

OFFICER COMMENT

The proposed extension of Newman Court to Queens Street and the High Street alignment are considered necessary adjustments to accommodate the new Kings Square street addressing. Background Information, pictures and maps included in this report were supplied by the Kings Square Project Director and GIS Support Officer.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1;

- 1. Support the road alignment through Reserve No. 41176 located between the High Street Mall and Queen Street (following the axis of High Street) to be formally named '*High Street*'.**
- 2. Support to extend the existing road name of '*Newman Court*' to include the unnamed portion of Newman Court linking through to Queen Street.**
- 3. Advise Landgate and the Geographic Names Committee of its preferred modifications to road naming within Kings Square, as outlined in part 1 and 2 above.**

**FPOL1907-6 DRAFT COMMUNITY SAFETY AND CRIME PREVENTION PLAN
2019-24 APPROVAL TO ADVERTISE**

Meeting Date:	15 July 2019
Responsible Officer:	Manager Field Services
Decision Making Authority:	Committee
Agenda Attachments:	1. Draft Community Safety Crime Prevention Plan 2019-24 2. Community Safety Engagement Report May 2019

SUMMARY

The purpose of this report is for Council to consider advertising of the draft Community Safety and Crime Prevention Plan 2019-24. The previous plan was adopted by Council in November 2011 and expired in 2015.

The City is committed to creating an environment where it is easy for people to lead safe, happy and healthy lives. As part of this commitment the City has developed a new Community Safety and Crime Prevention Plan.

The development, implementation and review of the Plan will be overseen by the Community Safety Reference Group (CSRG) which includes elected members, WA Police and City of Fremantle staff. The Plan sets out action, responsibilities and timelines and has been developed based on stakeholder and community engagement and statistics.

It proposes actions around three theme areas:

- Stakeholder partnerships and internal capacity.
- Community participation and awareness.
- Crime prevention and urban design.

Following extensive engagement on its development, the plan is now recommended to be released for further community input prior to Council considering final adoption.

BACKGROUND

The Strategic Community Plan 2015-25 identifies health and happiness as a strategic focus area, and promotes Fremantle as creating an environment where it is easy for people to lead safe, happy and healthy lives and to create an environment where people feel safe.

Community safety and crime prevention are complex issues and many aspects are not under the control of local government. Therefore, successful initiatives require a collaborative effort from all tiers of government, stakeholders and the community.

The City of Fremantle operates a Community Safety team and has developed a number of initiatives in partnership with government, organisations, community and business.

The City has demonstrated an advocacy role to identify and highlight areas of need and interest and work with a range of stakeholders to find solutions, for example using a free app to improve the communication and sharing of information amongst business owners in the Fremantle city centre. The development of this Plan and associated actions is another reflection of the City's role as a leader, partner, advocate and service provider, and its capacity to continue to improve community safety and crime prevention throughout Fremantle.

FINANCIAL IMPLICATIONS

Some of the actions in the plan will require funding. Funding allocation will be considered through the project planning and annual budget process with the Plan providing direction on the priority works to be scoped and considered through this process. State and Federal government grants will also be pursued.

LEGAL IMPLICATIONS

Nil

CONSULTATION

Community engagement occurred in late 2018 and early 2019 in the preparation of the draft Community Safety and Crime Prevention Plan, as outlined in Attachment 2 Community Safety Plan Engagement Report May 2019.

In summary, the City sought to understand the key community safety priorities of residents, visitors and businesses. Nearly 500 people were engaged via the following methods:

- Forum at Fremantle Town Hall.
- Online community safety survey.
- Online 'places for people' mapping tool.
- Neighbour Day park drop-in.
- School visits in Fremantle and Hilton.
- Business briefing at Fremantle Library.
- EYP Youth Week Survey.

Information was shared with all precinct groups and the engagement was promoted on social media, via posters, newspaper and with hard copy surveys in the Wanjoo Lounge.

Educational tools such as a home security and business security checklist were also updated or created. The City has also been in close contact with a range of stakeholders from the business and social services sectors.

Approval is now requested to advertise the draft Plan for public comment in accordance with the City's Community Engagement Policy.

OFFICER COMMENT

Community safety and crime prevention has been of particular interest for some members of the community and local businesses. The Plan seeks to incorporate the needs of both the suburbs of Fremantle and the Fremantle city centre, a significant destination and service centre which brings unique challenges and opportunities. Given the key differences in these locations, engagement was also considered on a suburb-by-suburb basis.

The Draft Community Safety Crime Prevention Plan involved extensive community engagement involving nearly 500 residents, visitors, businesses and other stakeholders.

The key findings from community engagement were combined with both internal statistics from the Community Safety team and external statistics from WA Police to give a full picture of community safety and crime within the City of Fremantle. Due to overlap with policing districts statistics from the WA Police were manually collated on a suburb by suburb basis.

This was used to develop three theme areas for the actions:

- Stakeholder partnerships and internal capacity.
- Community participation and awareness.
- Crime prevention and urban design.

The actions have been developed as a whole-of-organisation approach, with deliverables from several areas.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1, endorse the draft Community Safety Crime Prevention Plan 2019-24 as provided in Attachment 1 of this item in the Finance, Policy, Operations and Legislation Committee Agenda (10 July 2019), for the purpose of public advertising.

FPOL1907-7 ONE PLANET LIVING: 2019/20 ACTION PLAN

Meeting Date: 10 July 2019
Responsible Officer: Manager Strategic Planning
Decision Making Authority: Committee
Agenda Attachments: One Planet Strategy – 2019 Action Plan

SUMMARY

The Fremantle One Planet Strategy achieved national One Planet certification in 2014 and international certification in 2015. The One Planet Strategy: 2019/20 Financial Year Action Plan reflects the commitments made as part of the One Planet Fremantle Strategy and includes corporate and community targets for each Principle in the One Planet framework, in line with our international certification.

The 2019/20 Action Plan outlines the top priorities for the next year, and new and ongoing actions for each Principle. The Action Plan is reviewed and updated on an annual basis, with any major additions or amendments subject to approval by the council. This report recommends that council adopt the One Planet Living: 2019/20 Action Plan.

BACKGROUND

The One Planet Council framework allows Australian councils to assess their sustainability programs against a simple yet holistic framework. The framework addresses all major aspects of environmental, social and economic sustainability and allows councils to set out a clear vision and shared goals for sustainability strategy, policy and operations.

Council adopted the One Planet Fremantle Strategy in 2014. The strategy achieved national One Planet certification in 2014 and international certification in 2015. In accordance with the requirements of international certification, a One Planet Annual Report was produced for 2018 as the third review of the City's progress under international certification. This and previous annual reports can be found on the City's website.

OFFICER COMMENT

The Action Plan is intended as an internal operational document to outline priority actions under the One Planet Strategy for the 2019/20 financial year and to facilitate progress towards targets. Table 1 of this item provides a snapshot of priority projects for 2019/20 for both corporate and community targets. The complete Action Plan document is provided in attachment 1 to this item.

The One Planet Strategy is a key informing strategy for the Strategic Community Plan 2015-25. Several of the One Planet principles directly align with strategic focus areas in the Strategic Community Plan, for example environmental responsibility, transport and connectivity, and health and happiness.

Table 1: Priority programs and projects for the 2019/20 financial year

One Planet Principle	Corporate	Community
Zero Carbon Energy	<i>Making buildings and manufacturing energy efficient and supplying all energy with renewables</i>	
	<ul style="list-style-type: none"> • Maintenance and review of existing carbon accounting system and investigation into Azility (new carbon monitoring system) • Monitoring of fleet using FleetCarma and preparation of Electric Vehicle Suitability Assessment • Continued maintenance of the Leisure Centre cogeneration system • Preparation of second Annual Energy Report • Upgrade of street and park lights to LEDs • Monitor and report on commitments under the Cities Power Partnership • Maintenance of the City's carbon neutral status for Corporate operations • Renewable Energy Investment Fund (1% of rates) • Solar purchase fund 	<ul style="list-style-type: none"> • Promote the One Million Woman app and track collective community carbon emission savings • Review of the City's Climate Change Adaptation Plan • Development of South Fremantle solar farm • Installation of solar PV on four community buildings
Zero Waste	<i>Reducing consumption, re-using and recycling to achieve zero waste and zero pollution</i>	
	<ul style="list-style-type: none"> • Develop Waste Management Strategy • Preparation of LG draft guidelines and requirements for waste management in new multi-residential developments • Develop a business case to offer FOGO to commercial entities. • Implementation of Sustainable Events Policy 	<ul style="list-style-type: none"> • Roll out of FOGO • Continuation of the Recycling Roadshow Roll Out to provide community education on waste and recycling • Facilitate engagement between community groups focused on waste and recycling management • Promote Responsible Cafes and other sustainable businesses • Continued participation in the

One Planet Principle	Corporate	Community
	and monitoring of success	Garage Sale Trail <ul style="list-style-type: none"> • Support for community clean up days
Travel and Transport	<i>Reducing the need to travel, encouraging walking, cycling and low carbon transport</i>	
	<ul style="list-style-type: none"> • Review of car share policy • Monitoring of staff vehicles via FleetCarma and preparation of an Electric Vehicle Suitability Assessment • Recording of emissions from fleet vehicles and fuel • Encourage behaviour change internally • Installation of Fleet Management System on rubbish trucks and sweepers • Preparation of Operational Parking Plan • Integrated Parking Management System 	<ul style="list-style-type: none"> • Rapid transit investigation • Support for EV charges in City owned car parks • CAT Bus provision • Adoption and implementation of updated Local Bicycle Plan • Community participation in TravelSmart (Your Move) events • Design for the upgrade to Parry/Queen Victoria/Adelaide Street intersection for pedestrians and cyclists
Materials and Products	<i>Using materials from sustainable sources and promoting products which help people reduce consumption</i>	
	<ul style="list-style-type: none"> • Implementation of the Sustainable Events Policy • Minimum of 10% sustainability criteria applied to RFQs over \$50,000 • Internal coffee cup campaign • Going Digital paper reduction project • CoF to continue as a Fair Trade City 	<ul style="list-style-type: none"> • Track community sustainable product use through the One Million Woman app. • Pre-event operations meetings to include (amongst others) an overview of best practice sustainability and accessibility measures. • Operation of the new reuse shop at the Fremantle Recycling Centre. • Support for Sustainable House Day and afternoon event • Continue support for the Boomerang Bags community group. • Promotion of sustainable businesses in Fremantle
Local and Sustainable Food	<i>Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein</i>	
	<ul style="list-style-type: none"> • Event catering supplied by local companies • Continuation of the City's 	<ul style="list-style-type: none"> • Unique Food Vehicle Project • Implementation of the verge garden policy and verge garden preparation

One Planet Principle	Corporate	Community
	<p>Health and Wellbeing Program and staff access to the LGIS Healthy Intel Portal</p>	<p>assistance scheme</p> <ul style="list-style-type: none"> • Investigate the Grow It Local initiative • Health and Nutrition workshops • Implementation of the Community Gardens Policy
Sustainable Water	<i>Using water efficiently, protecting local water resources and reducing flooding and drought</i>	
	<ul style="list-style-type: none"> • Maintenance of Waterwise status for Leisure Centre • Maintain Gold Waterwise status for Council, and investigate increases in corporate water use • Water conservation measures as part of Waterwise Action Plan, including temporary data logging of sites • Installation of new in-ground irrigation system at Coral Park Reserve and Alfred Rd Park 	<ul style="list-style-type: none"> • Continued implementation of the verge garden preparation assistance scheme. • Support for installation of grey water systems • Community engagement and education around water efficiency and waterwise gardening.
Land and Nature	<i>Protecting and restoring land for the benefit of people and wildlife</i>	
	<ul style="list-style-type: none"> • Participation in the International Biophilic Cities Network • Call for nominations for Significant Trees and Vegetation Areas Register • Pursue implementation of short-term adaptation actions recommended in the Cockburn Sound Coastal Alliance Adaptation Plan • Pursue implementation of short-term adaptation actions recommended in the Port, Leighton and Mosman Park Beaches Coastal Hazard Risk Management & Adaptation Plan (CHRMAP) 	<ul style="list-style-type: none"> • Fauna Monitoring Program • Renewal of Grigg Park using recycled local wood • Funding for Coastcare Facilitator (Perth Region NRM) and Perth NRM Coastcare schools adopt a plot program • Formalise Friends Group Model in a policy and procedure • Implementation of the Verge Garden Policy • Funding for South West Group NRM facilitator • Participation in cross-regional funded programs through South West Group NRM and funding for the SWG NRM Facilitator • Support for the Perth NRM Coastal Facilitator and associated programs • Use of alternatives to chemical pesticides • Davies St 'Pocket Park'
Culture and	<i>Nurturing local identity and heritage, empowering communities and</i>	

One Planet Principle	Corporate	Community
Community	<i>promoting a culture of sustainable living</i>	
	<ul style="list-style-type: none"> • Adoption of final Reconciliation Action Plan and endorsement from Reconciliation Australia • Participation in Australia's Biggest Morning Tea • Internal communications program highlighting One Planet principles and achievements • Review of West End Conservation Policy 	<ul style="list-style-type: none"> • One Day Festival held • Prepare Implementation Plan for the Age Friendly City Plan 2019-2024 • Community and Arts Grants • Community presentation: One Planet Living 2019 highlights • External communications program highlighting OPL projects and achievements • Website updates to OPL section of website, as part of overall review of CoF website • Living Smart workshops • Support for WA Sustainable Development Goals Network • Sponsorship of diverse and inclusive events that attract visitors to Fremantle • Design and construct of Fremantle Park Sport and Community Centre.
Equity and Local Economy	<i>Creating safe, equitable places to live and work which support local prosperity and international fair trade</i>	
	<ul style="list-style-type: none"> • Performance Management Training for leaders and staff • Success, Triumph and Rewards Scheme • Health and Wellbeing Program • Induction for new starters • Traineeship program 	<ul style="list-style-type: none"> • King's Square public realm upgrade • Destination Marketing • Deliver Capacity Building Program • Promotion of Freo Alternative
Health and Happiness	<i>Encouraging active, social, meaningful lives to promote good health and wellbeing</i>	
	<ul style="list-style-type: none"> • Continuation of Health and Wellbeing Program, STARS and Social Club 	<ul style="list-style-type: none"> • Lifelong Learning Program • Volunteering • Access and Inclusion • Seniors Positive Aging Program • Youth programs • Sport and Recreation • Investigate feasibility of a mountain bike trail in Booyeembara Park

Endorsement of the Action Plan is sought to support the delivery of the One Planet Strategy.

Review and update of the Strategy is planned for 2020 with options to integrate this within the Strategic Documents Framework currently being considered.

FINANCIAL IMPLICATIONS

Different projects and initiatives in the Action Plan have different financial implications. These are identified in the Action Plan based on the following categories:

- Actions with direct financial costs which have been approved in the 2019/20 budget.
- Actions which can be carried out as part of ongoing operational activities and service delivery, or otherwise have no direct financial costs, e.g. actions by the community where the City has an enabling or facilitation role involving only officer time.

LEGAL IMPLICATIONS

Nil

CONSULTATION

Nil

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required.

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1, adopt the One Planet Living Strategy: 2019/20 Financial Year Action Plan, as provided in Attachment 1 of this item in the Finance, Policy, Operations and Legislation Committee Agenda (10 July 2019).

**FPOL1907-8 CONSIDERATION OF A MUSIC-BASED EVENT AT SOUTH BEACH
IN FEBRUARY/MARCH 2020**

Meeting Date: 10 July 2019
Responsible Officer: Manager Communications and Events
Decision Making Authority: Committee
Agenda Attachments: 1. Sets on the Beach key event information
2. For The Love key event information

SUMMARY

The City has been approached by two event promoters wanting to host separate music-based events at South Beach in February/March 2020. Both proposals have the capacity to draw crowds of more than 5,000.

Victorian-based promoter For The Love had originally sought to host its event at Port Beach. Due to uncertainty over the usability of the Port Beach site after recent storm events and resulting coastal erosion, For The Love has identified South Beach as an alternative venue.

Perth-based Offworld Productions had previously presented its Sets on the Beach events at Port Beach until Council resolved in 2018 that these could no longer be held at that location.

Both promoters have requested use of the South Beach grassed site and adjacent beach frontage.

The City needs to find an appropriate balance between its support for events with protection of resident and public amenity.

This report recommends that the Finance, Policy, Operations and Legislation committee acting under delegation 1.1 approve one event subject based on the acceptance of Council conditions and approved criteria.

BACKGROUND

Offworld Productions have requested use of the South Beach grassed site and adjacent beach frontage to present one (1) Sets on the Beach event and one (1) Sundown Sessions event over a weekend in 2020.

The two concerts would be held over one weekend (Saturday 2–10pm and Sunday 2–9pm) in February or March and would be ticketed, fenced and licenced with amplified music.

Event organisers have proposed one of the following weekends:
Saturday 29/2/2020 and Sunday 1/3/2020,
Saturday 7/3/2020 and Sunday 8/3/2020 or
Saturday 14/3/2020 and Sunday 15/3/2020.

Key event information provided in Attachment 1 of the Finance, Policy, Operations and Legislation Committee Agenda (10 July 2019).

For The Love - One day event proposal

For The Love have requested use of the South Beach grassed site and adjacent beach frontage to present a music/lifestyle event in Fremantle on Saturday 29 February 2020.

This event is proposed to form the West Australian leg of a national tour and would be ticketed, fenced and licenced with amplified live and DJ-based music. The National tour currently consists of Tweed Heads and Melbourne locations.

Key event information provided in Attachment 2 of the Finance, Policy, Operations and Legislation Committee Agenda (10 July 2019).

COMMENT

Due to both operators' proposed dates being within a three-week window, Administration recommends only one of these be approved for February - March 2020.

Based on approval of this recommendation, City officers would work with the successful event promoter to ensure appropriate conditions were in place to manage and minimise impacts on the community. Post-event, City officers would measure the event's success, review the impacts and undertake further public consultation to further determine the future suitability of the South Beach site as a music event venue.

Should Council decide to support both events, it is recommended that officers seek to negotiate alternative dates and/or locations with the event promoters to ensure a greater length of time/space between the two.

South Beach presents a number of logistical and community considerations, however the beachfront location is considered integral to both promoters' event models. While the overall recommendation is for Council to approve one event, the City would require a range of conditions – including hire fees comparable to the significance of the site – to ensure any impacts are adequately managed and either minimised or prevented.

As with any event proposal, the proposed events would be subject to existing City event approval requirements, including but not limited to:

- Public liability insurance approval
- Risk management plan approval
- Noise management plan approval
- Site plan approval
- Temporary food permit approval
- Traffic management plan approval and
- Road closure approval
- City approved communications with all affected residents, organisations and businesses.

Event operators are required to comply at all times with applicable statutes and submit relevant applications for same and abide by conditions listed in any statutory approvals.

FINANCIAL IMPLICATIONS

Full fees will be applicable. Total hire fees will be determined based on the proposed site usage. Hire fees would be comparable to fees charged for previous events of a similar scale at the same venue.

Venue hire fees: \$1,840.00 per sector (maximum number of sectors is 5 sectors).
Maximum hire fees payable for full site usage for seven days: up to \$64,400 inc GST.

Any costs associated with health and compliance permits including traffic management and Regulation 18 (noise), are charges to be imposed upon the promoter.

Grounds restoration and turf management bonds will be calculated by City Officers once site plan and turf management plan is evaluated and approved.

LEGAL IMPLICATIONS

This approval is further subject to the mutual execution of a contractual agreement between the event promoter and City of Fremantle which will outline full terms and conditions of hire of the City's venues and reserves for the purposes of staging the event.

CONSULTATION

No local stakeholder consultation has been initiated to date. Event organisers will be required to undertake stakeholder consultation upon conditional support being received from Council. This will include but isn't limited to local residents, the South Beach Café, Sunset Markets and the City of Cockburn (the latter to communicate impacts on Cockburn residents within a close proximity to the venue).

OFFICER COMMENT

The content of this item relates to the City of Fremantle Strategic Community Plan 2015 – 2025.

Outcome: Fremantle is recognised locally, nationally and internationally for its festivals and street life.

Objective: Promote Fremantle as a leading edge destination to attract vibrant festivals and street life.

Measure of success: Increase the number of external festival events held in Fremantle. Increase in visitor and participant numbers.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple majority required

OFFICER'S RECOMMENDATION

The Finance, Policy, Operations and Legislation committee acting under delegation 1.1;

- 1. Approve a maximum of one (1) major event to be held at South Beach in February – March 2020.**

- 2. Authorise the Chief Executive Officer to assess the currently proposed events and determine which is the most appropriate event based on acceptance of Council conditions and the following criteria:**
 - a. maximise benefit to the community in terms of ensuring a professional and well-managed event.**
 - b. minimise impact on surrounding residents and broader community.**
 - c. deliver an economic benefit to Fremantle and enhance the City's reputation as a destination.**

10.2 COUNCIL DECISION

FPOL1907-9 AMENDMENT TO DELEGATED AUTHORITY 1.1

Meeting Date: 10 July 2019
Responsible Officer: Manager Governance
Decision Making Authority: Council
Agenda Attachments:

SUMMARY

An amendment is recommended to be made to delegation 1.1 to remove the amount limit listed in part 4 of the limitations section (\$250, 000). A value does not need to be set in part 4 as accepting or declining tenders must be within budget which has already been approved through the budget adoption process by Council.

BACKGROUND

In accordance with the provisions of the *Local Government Act 1995* (the Act), Council is required to make delegated authority by absolute majority. The City's current Delegated Authority Register was last review and adopted by Council on 26 June 2019.

FINANCIAL IMPLICATIONS

There are no financial implications identified as a result of this report.

LEGAL IMPLICATIONS

Sections 5.16 and 5.17 of the Act, prescribes that Council may delegate certain powers and duties to Committees.

CONSULTATION

No consultation is required.

OFFICER COMMENT

After further internal consultation an amendment needs to be made to delegation 1.1 to remove the following wording '*and not exceed a value of \$250,000*' from part 4. Accepting or declining tenders must be within budget which has already been approved through the budget adoption process by Council.

VOTING AND OTHER SPECIAL REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Council adopts delegation 1.1, with the red struck through text removed, as shown below:

1.1 Delegated Committees of Council			
Delegator:	Council		
Date adopted:	26 June 2019		
Delegation:	<p>Council delegates to the</p> <ul style="list-style-type: none"> • Finance, Policy, Operations and Legislation Committee • Planning Committee • Strategic Planning and Transport Committee <p>all of the functions and powers, delegable by a local government, to make decisions on behalf of council, except any power or duty that requires a decision of an absolute majority or a 75% majority of the local government, in accordance with:</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <p>Legislation <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>City of Fremantle Local Planning Scheme No. 4</i></p> </td> <td style="vertical-align: top;"> <p>Section 5.16 and 5.17 <i>Local Government Act 1995 section 5.42</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015 section 82</i></p> </td> </tr> </table> <p>For the purpose of the effective decision making by the City of Fremantle.</p>	<p>Legislation <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>City of Fremantle Local Planning Scheme No. 4</i></p>	<p>Section 5.16 and 5.17 <i>Local Government Act 1995 section 5.42</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015 section 82</i></p>
<p>Legislation <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>City of Fremantle Local Planning Scheme No. 4</i></p>	<p>Section 5.16 and 5.17 <i>Local Government Act 1995 section 5.42</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015 section 82</i></p>		
Delegated to:	<ul style="list-style-type: none"> • Finance, Policy, Operations and Legislation Committee • Planning Committee • Strategic Planning and Transport Committee 		
Limitations:	<p>The Finance, Policy, Operations and Legislation Committee, Planning Committee and Strategic Planning and Transport Committee are delegated all of the powers and functions of the local government in accordance with the following limitations:</p> <ol style="list-style-type: none"> 1. A decision of committee can only be made by the votes of at least five members of the committee. 2. When approving leases of council property: <ol style="list-style-type: none"> a. the term must not exceed ten (10) years, b. the disposal must be in accordance with Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i>. 3. When approving closure of council carparks, the closure must not exceed fourteen (14) days. 4. When accepting or declining to accept tenders, they must be within budget and not exceed a value of \$250,000. 5. may not determine final approval for: <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Council policies • Strategic community plan • Corporate business plan • Strategies as defined in the City's Council policy • City related international travel • Structure plans </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Local planning policies • Local planning schemes • Local development plans • Appointment or termination of a Chief Executive Officer • Scheme amendments </td> </tr> </table> 	<ul style="list-style-type: none"> • Council policies • Strategic community plan • Corporate business plan • Strategies as defined in the City's Council policy • City related international travel • Structure plans 	<ul style="list-style-type: none"> • Local planning policies • Local planning schemes • Local development plans • Appointment or termination of a Chief Executive Officer • Scheme amendments
<ul style="list-style-type: none"> • Council policies • Strategic community plan • Corporate business plan • Strategies as defined in the City's Council policy • City related international travel • Structure plans 	<ul style="list-style-type: none"> • Local planning policies • Local planning schemes • Local development plans • Appointment or termination of a Chief Executive Officer • Scheme amendments 		
Power to sub delegate:	Nil		
Reporting requirements			
All Committee Minutes shall record and identify each decision made under this delegation in accordance with legislative requirements.			

FPOL1907-10 ACCEPTANCE OF TENDER - FCC916.19 - PROVISION OF CIVIL WORKS KINGS SQUARE

Meeting Date:	10 July 2019
Responsible Officer:	Manager Parks and Landscape
Decision Making Authority:	Council
Agenda Attachments:	Tender evaluation matrix Pricing Matrix (confidential attachment)

SUMMARY

The purpose of this report is to consider tender number FCC916/19 for the Provision of Civil Works at Kings Square, Fremantle. This project is for the construction of the stage 1 public realm which includes Newman Court and part of High Street.

This report recommends Council accepts the tender submitted by Menchetti Consolidated Pty Ltd T/As MG Group in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.

BACKGROUND

As part of the original Kings Square Project Business Case, Council considered urban enhancement works to the Kings Square Public Realm. On 28 February 2018, Council approved the Kings Square Public Realm Concept Design, including the playscape design, after a comprehensive engagement and consultation process.

This tender award is for the Contract for the provision of Civil Works to Newman Court and part of High Street to complete the public realm adjacent to the new Sirona development and the City of Fremantle's Civic Building and Library. The scope includes supply and/or installation of concrete pavement, cobbles and pavers, soft landscaping, lighting and electrical, CCTV, furnishings and associated works. The scope was tendered in three Separable Portions with a staged construction programme to align with the completion of the construction phases of associated buildings where:

- Separable Portion 1A is aligned with the construction and opening of the Sirona Development
- Separable Portions 1B and 1C are aligned with the construction and opening of the City's Civic Building and Library.

It is anticipated the public realm works adjacent to the buildings will be opened to the public as soon as practical after the completion of the buildings.

The three Separable Portions are shown in the following plan. The extent of Separable Portion 1C that will be constructed will be subject to total available project budget and remaining contingency. The Officer recommendation authorises the Chief Executive Officer to negotiate with Menchetti Consolidated Pty Ltd T/As MG Group on the extent and scope of Separable Portion 1C to ensure the project is within.

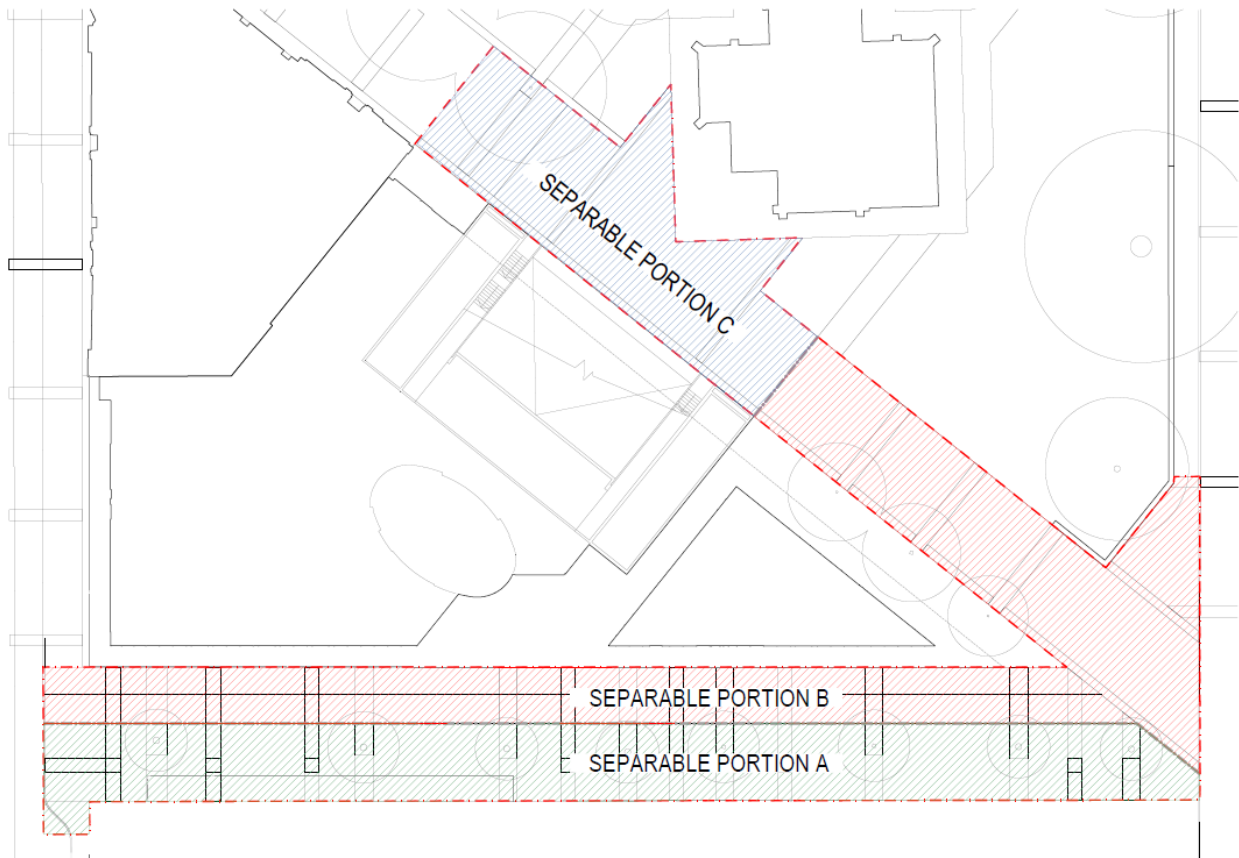


Image: Plan showing the extent of works for tendered scope of works and the three Separable Portions.

FINANCIAL IMPLICATIONS

The table below summarises the available budget, current expenditures, recommended tender price by Menchetti Consolidated Pty Ltd T/As MG Group for the Provision of Civil Works at Kings Square and associated expenses. Tenderers were required to provide a total lump sum price for the entire project itemised out for each of the three separable portions.

Description	Expenditure	Budget
Budget		
Allocated budget for P-10295 - Public Realm - Newman Court Construction -Kings Square		\$2 114 545
Expenditure		
Expenditure incurred to date	\$124 277	
Estimated associated works (paving stones, cobble stones, forward works, service adjustments etc.)	\$293 264	
Remaining Budget	\$1 697 004	
10% contingency allowance	\$169 700	
Estimated budget available for tender number FCC916/19 Provision of Civil Works at Kings Square	\$1 527 304	
Total expenditure	\$2 114 545	
Balance		\$0

Sufficient funding provision was allocated in the 2018/19 budget to deliver the project within budget. The balance of the budget was approved to be carried forward to the 2019/20 financial year budget at the Ordinary Meeting of Council on 26 June 2019.

A pre-tender estimate prepared by the City's Consultant Quantity Surveyor for the tendered works was \$1 650 000. As the pre-tender estimate did not allow a full 10% contingency within the available project budget, the works were tendered in three Separable Portions. This was to allow the City to negotiate with the preferred tenderer for value engineering solutions and/or reductions to the extent of Separable Portion 1C. This will allow the City to award the Contract, at a value inclusive of a 10% contingency, within the total available project budget.

LEGAL IMPLICATIONS

Tenders were invited in accordance with section 3.57 of the *Local Government Act 1995* and the tendering procedures and evaluation complied with part 4 of the Local Government (Functions and General) Regulations 1996.

CONSULTATION

The concept plan community engagement and consultation was completed as part of the broader Kings Square project.

Officers will continue to update stakeholders and the community throughout the construction of stage 1 through normal media channels.

OFFICER COMMENT

Detail

Tender FCC916 for Provision of Civil Works at Kings Square, Fremantle was advertised on Saturday 4 May 2019 and closed on Friday 31 May 2019.

Essential details of the contract are outlined below:

Contract type	Lump Sum
Contract duration	The Contract is for a period of 2 years, or until the works are completed, whichever is soonest
Commencement date	It is anticipated the Contract will commence September 2019
Completion date	It is anticipated Stage 2 construction will reach Practical Completion in October 2020 (with Final Completion and end of Defects Liability Period in October 2021)

Tender evaluation

Tender submissions were received from the following contractors and evaluated by the tender evaluation panel:

- Menchetti Consolidated Pty Ltd T/As MG Group
- Civcon Civil and Project Management Pty Ltd

- BOS Civil Pty Ltd.

The tender evaluation panel establishes whether the tender submissions conform to the conditions for tendering and selects a suitably qualified and experienced contractor. The tender evaluation panel comprised:

- Procurement Team Leader
- Manager Urban Design / Director Kings Square Project
- Manager Parks and Landscape
- Senior Civil Engineer.

Tenderers were required to disclose information that might be relevant to an actual or potential conflict of interest and disclose if they had any relationship with City of Fremantle employees involved in the tender process. Members of the tender evaluation panel are required to disclose any actual or perceived interest with any of the tenderers. No disclosures were made.

To obtain the broadest possible comparison base, each of the tenders was evaluated against the following tender selection criteria and was in turn graded in the tender evaluation matrix.

Item No	Description	Weighting
1	Relevant Previous Experience	20%
2	Key Personnel, Skills and Resources	10%
3	Demonstrated Understanding of the Project	20%
4	Sustainability	10%
5	Occupational Health and Safety	10%
6	Price	30%

All tender submissions received were conforming.

The tender submitted by Menchetti Consolidated Pty Ltd T/As MG Group scored the highest rating with 76 points, followed by BOS Civil Pty Ltd with 65 points. The remaining tender submission received a lower score.

Menchetti Consolidated Pty Ltd T/As MG Group, the recommended tenderer, was assessed as providing the City with a high level of directly relevant project experience, offers a nominated project team with a high level of experience and skills, provides a methodology to undertake the works that exceeds the City's requirement and provides the City with the best value for money, to complete the works described in the specification, in accordance with the terms of the tender document.

Reference checks indicate that Menchetti Consolidated Pty Ltd T/As MG Group have provided satisfactory construction delivery to their customers on similar projects, and will be a suitable Contractor for the City of Fremantle. They have previously worked for the City on Tuckfield Oval, and delivered the project on time, within budget and to a high quality.

Environmental considerations

Menchetti Consolidated Pty Ltd T/As MG Group have been assessed and approved by QAS International to the ISO 14001:2015 Environmental Management system, standards and guidelines. They provided a draft Environmental Management Plan as part of their submission for tender. An example recycling report was provided detailing construction waste diversion with a recovery rate of 97% by weight or 84% by volume for a similar project.

Risk consideration

An assessment undertaken by Illion indicates that Menchetti Consolidated Pty Ltd T/As MG Group have the financial capacity to undertake the contract.

There are no strategic or corporate risks within the City's existing risk registers which relate to the issues contained in this report.

The project has been assessed through the City's corporate project management framework's risk tools and has identified risks requiring potential mitigation including:

- adjacent construction projects
- site access
- existing services
- existing site conditions
- project phasing
- material supply
- business and community impacts
- occupational health and safety
- environmental impacts.

Officer's will monitor risks throughout the project and implement mitigation strategies if they become an issue.

Comment

The offer from Menchetti Consolidated Pty Ltd T/As MG Group provides the City with a high level of directly relevant experience, offers a project nominated team with a high level of experience and skills, provides a methodology to undertake the works that exceeds the City's requirement and provides the City with the best value for money, to complete the works.

The estimated maximum contractual value (before value engineering negotiations) for completion of Separable Portions 1A, 1B and 1C is \$1,624,123.16 (ex GST). A contingency of 10% of final negotiated Contract Sum is recommended to complete the works. The contingency will be accommodated within the total available project budget for this scope currently estimated at \$1 697 004.

Officers recommend negotiations are entered into with the preferred tenderer for value engineering solutions and/or reductions to the extent of Separable Portion 1C to award

the Contract, at a value including a 10% contingency, within the available total project budget. Negotiation with preferred tenderers is allowable under Regulation 20, Variation of requirements before entry in to contract, of the Local Government (Functions and General) Regulations 1996.

The Contract will be delivered in two stages, where:

- Separable Portion 1A is aligned with the construction and opening of the Sirona Development
- Separable Portions 1B and 1C are aligned with the construction and opening of the City’s Civic Building and Library.

The construction of the two stages will also consider the delivery of the following proposed priority works approved at Council on 29 May 2019:

- Kings Square Playscape, including a relocated mature fig tree, to coincide with the opening of the new Civic Building and Library.
- Kings Square tree planting programme, to install as many trees as practical as a forward-works package, in accordance with the Kings Square Concept Plan.
- Kings Square interim works, including the removal of existing planter beds, installing additional furniture and targeted maintenance works.

Subject to acceptance of the tender, the proposed implementation program, including associated projects, is scheduled below:

FCC916/19: Civil Works at Kings Square	2019						2020												
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Separable Portion 1A:																			
Separable Portion 1B and 1C:																			
Associated Projects																			
Sirona Development																			
Civic Building and Library																			
Civic Building and Library fitout																			
Kings Square Playscape																			
Kings Square tree planting																			
Kings Square interim works																			

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple majority required

OFFICER'S RECOMMENDATION

Council:

- 1. Award Menchetti Consolidated Pty Ltd T/As MG Group Separable Portions 1A and 1B for the tender for the Provision of Civil Works at Kings Square, Fremantle, for the tendered price of \$976 601.26 (excluding GST), for the period September 2019 to October 2021 or until the works reach Final Completion.**

- 2. Authorise the Chief Executive Officer to negotiate with Menchetti Consolidated Pty Ltd T/As MG Group for value engineering solutions and/or reductions to the extent of the remaining scope of works in respect to Separable Portion 1C, and agree to award works within the available total project budget, up to the tendered price of \$647 521.90 (excluding GST).**

11. 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.

Nil

12. 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.

Nil

13. 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.

Nil

14. CONFIDENTIAL BUSINESS

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

Nil

15. CLOSURE