



Minutes

Ordinary Meeting of Council

Wednesday 27 August 2025 6:00 pm



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Official opening, welcome and acknowledgement

The Presiding Member declared the meeting open at 6:00pm and welcomed members of the public to the meeting.

The Presiding Member informed members of the public that the meeting was being recorded and streamed live on the internet. They further advised that while all care is taken to maintain privacy, visitors in the public gallery and members of the public submitting a question, may be captured in the recording.

Attendance, apologies and leave of absence

Attendance

Ms Hannah Fitzhardinge	Mayor/Presiding Member
Cr Jenny Archibald	Deputy Mayor/Central Ward
Cr Geoff Graham	Central Ward
Cr Adin Lang	Coastal Ward
Cr Andrew Sullivan	Coastal Ward
Cr Jemima Williamson-Wong	Coastal Ward
Cr Fedele Camarda	East Ward
Cr Ben Lawver	East Ward
Cr Frank Mofflin	East Ward
Cr Doug Thompson	North Ward (<i>arrived at 6.45pm</i>)
Cr Ingrid van Dorssen	North Ward
Mr Graham Tattersall	Acting Chief Executive Officer
Mr Matt Hammond	Director City Business
Mr Russell Kingdom	Director Planning, Place and Urban Development
Mr Ryan Abbott	Manager Parks and Landscape
Mr Nathan Blumenthal	Team Leader Strategic Planning and Design
Ms Naomi Edwards	Manager Commercial Services
Mr Patrick Ford	Manager Strategic Planning and Design
Ms Melody Foster	Manager Governance
Ms Emily Groves	A/Manager Strategic Communications and Stakeholder Relations
Ms Donna Ross	Meeting Support Officer

There were approximately 17 members of the public and no member of the press in attendance.

Apologies

Nil.

Leave of absence

Nil.



Applications for leave of absence

COUNCIL DECISION

Moved: Cr Andrew Sullivan

Seconded: Cr Frank Mofflin

Cr Ingrid von Dorssen request for leave of absence from Monday 1 September 2025 until Sunday 7 September 2025 (inclusive) is approved.

Cr Geoff Graham request for leave of absence from Saturday 19 October 2025 to Friday 24 October 2025 (inclusive) is approved.

Carried: 10/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin and Cr Ingrid van Dorssen**

Against:

Nil

Disclosures of interest by members

Cr Jemima Williamson-Wong declared a proximity interest in item number C2508-15 as her parents own property at 83 South Street, which is adjacent properties listed for change. Cr Williamson-Wong stated that she would leave the meeting for this item.

Cr Geoff Graham declared a proximity interest in item number C2508-15 as his joint-owned property at 27 Martha St, Beaconsfield is recommended to be included on the heritage list. Cr Graham stated that he would leave the meeting for this item.

Cr Andrew Sullivan declared a proximity interest in item number C2508-15 as his property in South Fremantle is adjacent properties listed for change on the heritage list. Cr Sullivan stated that he would leave the meeting for this item.

Responses to previous public questions taken on notice

Nil.



Public question time

The following members of the public spoke in relation to matters not on the agenda relating to AUKUS:

Leonie Lundy
Adrian Glamorgan

The following member of the public spoke in relation to item C2508-16:

Mary-Ann Goodlich

The following members of the public spoke in relation to item C2508-18:

Paul Gamblin
Rod Dixon

The following member of the public spoke in relation to item C2508-23:

Armando de Abrey

The following members of the public spoke in relation to item C2508-15:

Christabel Chamarette
Amanda Butterworth
Eddie Marcus
Peter Newman
Rodger Philpott
Damian Lunt

Petitions

Nil.

Deputations

Nil.

Presentations

Nil.



Confirmation of minutes

COUNCIL DECISION

Moved: Cr Ingrid van Dorssen

Seconded: Cr Andrew Sullivan

Council confirm the minutes of the Ordinary Meeting of Council dated 13 August 2025.

Carried: 10/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin and Cr Ingrid van Dorssen**

Against:

Nil

Elected member communication

Cr Lang attended the Perth South West Environmental Forum held at the City of Kwinana and provided an update on the Regional Fox Monitoring program and the collaboration and co-ordination of this program with six other local governments. The City of Kwinana then presented their Urban Forest Plan and the costs involved with tree planting.

Cr Lang spoke on the Visioning for Future meeting he attended and the sharing of their Canopy Mapping in 2026.

Cr Graham, along with Cr Thompson and Mr Tattersall attended the WALGA Zone meeting on Monday 25 August 2025 and provided an update on the items presented. Cr Thompson was acknowledged by WALGA for his long-standing commitment to WALGA over the past 37 years.

Mayor advised that APACE have been operating for 40 years and to celebrate this milestone, an Open Day will be held on Saturday 30 August 2025.



Reports and recommendations from officers

Planning reports

C2508-15 ADOPTION OF AMENDED SOUTH FREMANTLE HERITAGE AREA, INDIVIDUALLY LISTED PROPERTIES, AND HERITAGE-RELATED LOCAL PLANNING POLICIES

Meeting date:	27 August 2025
Responsible officer:	Manager Strategic Planning and City Design
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. South Fremantle Heritage Area - Objection Submissions - Summary and recommendations2. South Fremantle Heritage Area - Add to Heritage List - Aug 20253. South Fremantle Heritage Area - Remove from Heritage List- Aug 20254. South Fremantle Heritage Area - Change of Category- Aug 20255. Local Planning Policy 3.6.1 Heritage Areas Listings6. Amended LPP 1.6 Heritage Administration and Procedures7. Amended LPP 1.7 Development Exempt from Approval Under LPS48. Amended LPP 2.8 Fences9. Amended LPP 3.6 Heritage Protected Places Built Form and Land Use
Additional information <i>(viewed electronically)</i>	<ol style="list-style-type: none">10. Revoke - LPP 2.5 External Treatment of Buildings11. Revoke - LPP 2.7 Archaeological Investigation as a Condition of Planning Approval12. Revoke - LPP 2.20 Discretion to Vary Local Planning Scheme Site or Development Requirements for Heritage Purposes13. Revoke - LPP 3.7 "Hilton Garden Suburb Precinct" Heritage Area Local Planning Policy

SUMMARY

The purpose of this report is to discuss the results of the consultation on changes to the South Fremantle Heritage Area, including recommendations for individually listed heritage properties, and the suite of local planning policies relating to heritage.

This report recommends that Council:

- 1. Adopts the amended South Fremantle Heritage Area boundaries within LPP 3.6.1, the changes to the Heritage List and Local Heritage Survey, and the list of contributory properties;**



2. Adopts the following local planning policies:

- **LPP 3.6.1: Heritage Areas Listings**
- **LPP 3.6: Heritage-protected Places Built Form and Land Use;**
- **LPP 1.6: Heritage Administration and Procedures;**
- **Amended LPP 1.7: Development Exempt From Approval Under LPS4; and**
- **Amended LPP 2.8: Fences; and**

3. Revokes the following local planning policies:

- **LPP 2.5: External Treatment of Buildings;**
- **LPP 2.7: Archaeological Investigation as a Condition of Planning Approval;**
- **LPP 2.20: Discretion to Vary Local Planning Scheme Site or Development Requirements for Heritage Purposes; and**
- **LPP 3.7: "Hilton Garden Suburb Precinct" Heritage Area Local Planning Policy.**

BACKGROUND

South Fremantle was the first Heritage Area to be reviewed under new best practice principles and changes in legislation. As well as an assessment of the South Fremantle Heritage Area (SFHA) and the individual heritage listings contained within, this review established the process for future heritage areas being re-surveyed, consistent with current legislative requirements of the *Planning Regulations and the Heritage Act 2018*.

Consolidation of documentary evidence, as well as a street-by-street, place-by-place survey has been carried out for the SFHA (from the streetscape only – no internal inspections).

Since the gazettal of Local Planning Scheme No. 4 (LPS4) in 2007 and the establishment of the City's Heritage List, and subsequently the City's Heritage Areas, the heritage framework has undergone several changes including the gazettal of State Planning Policy 3.5 – Historic Heritage Conservation, gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and, most recently, update of heritage legislation and guidelines. These changes have required the City to reconsider and update the way it manages its heritage framework.

The Regulations now require heritage areas to be accompanied by a local planning policy setting out the map of the area, the statement of significance for the area, and a list of contributory properties. The existing policy lacks the list of contributory properties for all areas. This proposal will start to align the City's



existing local planning policies with state legislation by nominating SFHA contributory properties. This is the first of several comprehensive reviews of Fremantle's suburbs and areas to refine and add information, particularly in regard to contributory places.

Currently, heritage areas do not have a list of contributory properties. Rather, places are assessed upon submission of a development application. Including contributory places into the policy not only aligns with the Regulations, it also simplifies the planning process and provides certainty to residents and owners, as all parties will understand whether a property has heritage significance up front, rather than having to wait until development is proposed.

Because the changes to the SFHA require the list of contributory properties to be embedded in a policy and require updates to the existing LPP 3.6: Heritage Areas, City Officers have taken the opportunity to review some of the other heritage-related local planning policies. These reviews aim to simplify the planning process and update the policies to reflect contemporary practice and lessons learned since they were adopted. This intent aligns with the State Government's planning reforms and the City's recent program of holistic local planning policy review.

The City has previously carried out consultation in the South Fremantle Heritage Area in 2023. The purpose of that (non-statutory) initial consultation was to:

- Ask the community and gain understanding of what they like/value about their heritage area;
- Invite the community to contribute information to their place record - history and heritage; and
- Inform community of current heritage listings.

At the 14 May 2025 Ordinary Council Meeting, it was resolved that Council:

- 1. Endorses for advertising the amended South Fremantle Heritage Area, including the contributory properties, map, and statement of significance, in accordance with regulation 9 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*
- 2. Endorse for advertising the following new local planning policies, in accordance with regulation 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015:*
 - a. Local Planning Policy 3.6: Heritage-protected Places Built Form and Land Use (Attachment 1);*



- b. Local Planning Policy 3.6.1: Heritage Areas Listings (Attachment 2);*
- c. Local Planning Policy 1.6: Heritage Administration and Procedures (Attachment 3); and*
- d. Local Planning Policy 1.7: Development Exempt from Approval Under Local Planning Scheme No. 4 (Attachment 4).*

In a separate report at the same meeting, it was resolved that Council, inter alia:

Endorses the following modifications to the Local Heritage Survey (LHS) and Heritage List for the purposes of advertising in accordance with regulation 8 of the Planning and Development (Local Planning Schemes) Regulations 2015:

- d) The following amendments to places in the South Fremantle Heritage Area (Attachment 2):*
 - i. Add to Heritage List – 233 places*
 - ii. Remove from Heritage List and update LHS accordingly – 56 places*
 - iii. Change LHS management category – 57 places*

Consultation has concluded and the submissions and final recommendations for the South Fremantle Heritage Area and the suite of local planning policies relating to heritage are discussed below.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) sets out procedures for amending local planning policies and adopting or amending a heritage area and the local heritage list.



STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle’s Strategic Community Plan 2024 – 2034:

Liveable City - A unique built heritage and history that is preserved, protected and shared

- Our built heritage is central to our character and sense of place, and is retained and protected for future generations to enjoy.
- Adaptive re-use of heritage buildings is enabled through supporting private investment, renewal and innovation.

Resilient City – A focus on planning for a stronger and more resilient future

- A contemporary planning framework considers the changing needs of our community amid challenging economic times while ensuring our built environment is resilient to changes in climate.

CONSULTATION

In addition to the previous consultation on the South Fremantle Heritage Area discussed above, advertising on the current area and policies was carried out from 2 June 2025 to 27 June 2025. In accordance with the Regulations, all owners and occupiers affected by the changes to the South Fremantle Heritage Area, the contributory properties and the amendments to the individual heritage list were individually notified via letter in addition to signs posted within the area, newspaper advertisements and social media announcements.

At close of advertising, no comments were received on the amendments to LPP 1.6, 1.7 or 2.8. Two objections and one support were received on LPP 3.6 and LPP3.6.1, which sets out built form and land use criteria for heritage-protected places. The objections and the officer responses are provided below:

Objection	Officer Response
1. Overreach of Planning Control and Erosion of Property Rights The draft LPP 3.6 imposes new constraints on exterior alterations, fencing, extensions, and more, regardless of the building’s actual condition or uniqueness.	1. The draft policy sets out heritage advice that is currently only provided during a discussion with a heritage officer or submission of a development application. In effect, it formalises the requirements that are already currently considered on a case-by-case basis and does not change current requirements.



<p>These controls limit property improvement options, add unnecessary costs, and impact property value and future saleability. These proposals represent a material change in the use and development potential of private property, without adequate justification or compensation.</p> <p>2. The Policy Amendments Are Overly Prescriptive and Not Fit for Broad Application The policies fail to distinguish between high-significance heritage and general streetscape contribution. Applying rigid development criteria to a modest, non-listed home, with no opportunity for exemption or negotiation, represents poor planning practice.</p>	<p>2. The draft policy sets out different criteria for development based on the level of significance of the place. The policy is written to steer owners towards the most commonly accepted outcomes. However, local planning policies are a due regard instrument and alternate proposals can be considered if they result in the same or better heritage outcome.</p>
<p>In the case of heavily modified older houses removing the ability to markedly remodel or demolish and rebuild will add much expense to any remodelling efforts with negative effect on the final outcome. It is possible to have new building plans that are innovating and add to the unique flavor of Fremantle.</p>	<p>The heritage protections in the policy are intended to preserve the unique character of Fremantle. The policy does not prevent remodelling; it guides remodelling in ways that protect and enhance any remaining heritage.</p>

At close of advertising, 69 comments were received on the changes to the South Fremantle Heritage Area. 56 general enquiries or providing additional information, 14 opposed. Submissions are listed in Attachment 1.

OFFICER COMMENT

South Fremantle Heritage Area Local Heritage Survey (LHS), Heritage List and Contributory Places List

Following the advertising of the modifications to the Local Heritage Survey (LHS) and Heritage List in accordance with regulation 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, 14 objection submissions were received and some changes made to the database information and statements of significance.



The following lists are attached for final endorsement:

- Places to Add to the Heritage List (Attachment 2)
- Places to Remove from the Heritage List (Attachment 3)
- Places to change the LHS Management Category (Attachment 4)
- A list of Contributory places in the Heritage Area (included in LPP 3.6.1 – Attachment 5)

The following table lists the objection submissions and provides a recommendation for each property. A full analysis is provided in Attachment 1.

Address	166 Hampton Road BEACONSFIELD
Place Name	House, 166 Hampton Road
InHerit No.	23189
Summary of issue or objection	<p>“Assertion that the dwelling is:</p> <ul style="list-style-type: none"> • Lacking distinctive decorative or evidence of craftsmanship, it does not represent a notable architectural style. • It has no direct links to events, people or movements of importance to Beaconsfield’s or Fremantle’s story. • No community recognition: The house is not a focal point for collective memories. • Not rare: Hundreds of similar 1940s-50s brick houses survive throughout the City of Fremantle, with a large number within Beaconsfield. • The house neither contributes to a precinct of similar properties, nor offers significant streetscape quality.”
Final Officer Recommendation	Objection not supported. Retain for proposed inclusion on Heritage List and contributory place in the Heritage Area.
Discussion	The dwelling forms part of a collective of post-war housing within Beaconsfield and the assertion that the place should not be included because there are already many recognised is not sufficient justification. It is a good intact example.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	3
Heritage List	Yes



Address	9 Harbour Road SOUTH FREMANTLE
Place Name	HOUSE, 9 Harbour Road SOUTH FREMANTLE
InHerit No.	-
Summary of issue or objection	"While we are deeply respectful of the character and history of our home and its broader streetscape, we do not believe the property retains sufficient heritage integrity to justify a formal listing. Our intention is to gradually restore elements of the home in a way that honours its Inter-War character, but we are concerned that a heritage listing at Level 3 will impose constraints that are disproportionate to what remains of the original built fabric."
Final Officer Recommendation	Objection not supported. Retain for proposed inclusion on Heritage List and contributory place in the Heritage Area.
Discussion	The extension to the side of the house is modest in nature and is clearly indicated on the 1954 sewerage diagram. The concreting of porches is something that has occurred to many heritage places in Fremantle, is replaceable with a timber floor to match the original and does not diminish the cultural heritage significance of the place. The replacement of the timber windows with aluminium and the verandah posts with round steel posts does impact the presentation of the place to the street, however this is considered a minor impact, reversible and overall the place retains a large amount of original detail and form thus retaining its level of significance individually and contributing to the streetscape.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	3
Heritage List	Yes

Address	14 Harbour Road SOUTH FREMANTLE
Place Name	House,14 Harbour Road SOUTH FREMANTLE
InHerit No.	N/A
Summary of issue or objection	"Although it looks and is a cute cottage, it doesn't have any original features worth keeping. The renovation 20 years ago by the previous owners was obviously done on a very tight budget and removed most of the original features."
Final Officer Recommendation	Objection not supported. Retain for proposed inclusion on Heritage List and contributory place in the Heritage Area.
Discussion	The assertion that "it doesn't have any original features worth keeping" is not sufficient grounds for excluding the property, particularly as it is still largely intact.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	3



Heritage List	Yes
Address	10 Hickory St, SOUTH FREMANTLE
Place Name	HOUSE, 10 Hickory St, SOUTH FREMANTLE
InHerit No.	22848
Summary of issue or objection	<p>"I am writing to formally object to the proposed inclusion of 10 Hickory Street, South Fremantle as a "contributory property" under the revised South Fremantle Heritage Area and to the associated draft amendments to Local Planning Policies LPP 3.6, LPP 1.6, and LPP 1.7."</p> <p>"Grounds for Objection</p> <ol style="list-style-type: none"> 1. 10 Hickory Street is Not of State-Level or Unique Local Heritage Significance 2. Stark Discrepancy Between Heritage Documentation and Current Streetscape 3. Overreach of Planning Control and Erosion of Property Rights 4. The Policy Amendments Are Overly Prescriptive and Not Fit for Broad Application 5. Undermines Urban Growth, Sustainability and Renewal Goals" <p>"The current proposals risk turning Fremantle's heritage program into a bureaucratic exercise that penalises ordinary property owners like ourselves, without delivering meaningful heritage outcomes. I strongly urge Council to reconsider this overly broad approach and protect only those properties with clearly demonstrable heritage value—backed by State-level or community-supported assessment."</p>
Final Officer Recommendation	Objection not supported. Retain for proposed inclusion on Heritage List and contributory place in the Heritage Area.
Discussion	<ul style="list-style-type: none"> • Prior to the current review the place was already individually on the Heritage List (since 2007) and has a Category Level 3 – as such it has been subject to heritage planning controls since this time. • There are no individual heritage listing modifications recommended for the property as part of this review. • The property was already in the South Fremantle Heritage Area and subject to the provisions of Local Planning Policy 3.6 Heritage Areas. • The only proposed heritage listing change for this place is to identify it as a Contributory place within the South Fremantle Heritage Area. • Review of the place has confirmed that the main original building, the wrap around verandah and the original roof form all remain. The place still retains its place in the streetscape (and meets the requirements for being a contributory place) and meets the criteria for remaining individually listed as a level 3 place.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes – with updated information
LHS Category	Level 3
Heritage List	Yes



Address	16 Hickory St, SOUTH FREMANTLE
Place Name	HOUSE, 16 Hickory St, SOUTH FREMANTLE
InHerit No.	22386
Summary of issue or objection	"The assessment suggests the building is a interwar bungalow, but it was extended in 1962 and what can be seen is from 1962 not the 1940s. I also point out the City of Fremantle also agree to permit demolition for a new dwelling, Approval attached being DA 0544/12 I ask that this property be removed or reduced to level 4 of Proposed Action -LHS and removed from Proposed Action- Heritage list."
Final Officer Recommendation	Objection is supported as demolition of the place was approved in 2012 (DA0544/12). It has been substantially altered to the front and is in a very poor condition.
Discussion	Further information received confirms the following: <ul style="list-style-type: none"> • The original house was likely constructed earlier than thought. c1904 not c1930. • The place has undergone substantial changes c1930 and c1962. Importantly much of the alterations occurred to the front of the house and therefore have affected the streetscape. • The place has had original materials removed such as weatherboard (replaced with fibre cement sheeting) • The altered form of the building is evident. Part of the original form is evident. • The place is in a very poor condition. • Demolition of the place was approved in 2012. DA0544/12
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	No
InHerit Entry	Yes
LHS Category	Level 4 – for record keeping purposes only
Heritage List	No

Address	3 Livingstone Street, Beaconsfield
Place Name	House, 3 Livingstone Street, Beaconsfield
InHerit No.	23254
Summary of issue or objection	"The house was built in 1902 but has had significant changes made to it since then. In the 1960/70's all the timber windows were removed and replaced with aluminium rectangular framed windows, the limestone walls were cement rendered and a kitchen/laundry/bathroom added to the rear of the house. The previous owners to us then attempted to recreate the colonial look and removed the render on the front façade, fitted tall timber windows to the front, a limestone wall to the front and fitted a bullnosed roof over the front verandah. We then added a second storey to the house, changed the tile roof to metal and added a double garage to the northern side. These are the changes that I am aware of but there is little left of the original house and I do not think there is much of historical significance left. Consequently, I request that any the heritage listing be removed or if necessary applied with these facts in mind and at a minimal level."



Final Officer Recommendation	Partially support objection – not to include in Heritage List but is a contributory place in the heritage area.
Discussion	House, 3 Livingston Street has been substantially altered. The original form and roof form are identifiable from the street. It is the revised recommendation to: <ul style="list-style-type: none"> • NOT include on the Heritage List at level 3. • Assign a LHS category of Level 4 – for information purposes only • Assign this place as CONTRIBUTORY within the South Fremantle Heritage Area as the original form and renovated materials do contribute positively to the streetscape.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	Level 4
Heritage List	No

Address	34 Mardie Street
Place Name	House, 34 Mardie Street, Beaconsfield
InHerit No.	-
Summary of issue or objection	"I note that my property at 34 Mardie Street, Beaconsfield is a Contributory Property. I am in favour of Fremantle retaining heritage properties and protecting them. However, I wish to point out that the property at 34 Mardie Street, Beaconsfield is a timber framed asbestos building. I would have thought that this type of construction would not be of any heritage value due to the materials used."
Final Officer Recommendation	Objection not supported. Retain for proposed inclusion on Heritage List and contributory place in the Heritage Area.
Discussion	<ul style="list-style-type: none"> • House 34 Mardie Street is a good example of post war housing in the area. • It is part of a streetscape of houses constructed at this time (as well as three earlier c 1900 houses). • The submission was asking whether houses of these construction materials would be considered heritage. • For thoroughness the submission was included for investigation.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	Level 3
Heritage List	Yes



Address	145 Solomon Street BEACONSFIELD
Place Name	House, 145 Solomon Street BEACONSFIELD
InHerit No.	/
Summary of issue or objection	<p>"Planning permission for demolition and a new build was granted in May 2023 (Document C), prior to our purchase. This was a key factor in our decision to buy the property, knowing we had options for either retaining and upgrading the current house or proceeding with a new build. The fact that demolition was approved in 2023 indicates the house was not previously deemed of significant heritage value. Although we would prefer to work with and improve the existing structure - particularly the front façade - recent development on the neighbouring McCleery Street block has impacted the viability of this approach. A newly approved structure sits close to our rear boundary, presenting a blank rendered wall with a first-floor window. Due to the natural slope of the site, our view from the rear of the house now faces directly into this wall and window.</p> <p>To mitigate privacy and design impacts, we would need to significantly rework the rear of our house, lowering it to garden level. This may require demolishing or heavily modifying the existing structure. A Level 3 or 4 heritage listing would severely limit our ability to address these site specific challenges, especially considering existing planning approvals acknowledge demolition as a valid option."</p>
Final Officer Recommendation	Objection supported – recommend not to include on Heritage List and is non-contributory in the Heritage Area
Discussion	<ul style="list-style-type: none"> • Noted that the dwelling has a current approval for demolition and redevelopment. • House is of a later construction date than initially stated • high wall to front makes house non-visible from the street. • Recommend Historic Site
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	No
InHerit Entry	Record only
LHS Category	Level 4 – Information purposes only
Heritage List	No

Address	243 South Terrace
Place Name	House, 243 South Terrace, South Fremantle
InHerit No.	-
Summary of issue or objection	<p>"Property has no heritage or streetscape value. The building is in a poor state of repair and has been modified significantly. There are far better examples of timber cottages in intact streetscapes in South Fremantle. This section of street has little or no streetscape value."</p>
Final Officer Recommendation	Objection supported – recommend not to include on Heritage List and is non-contributory in the Heritage Area



Discussion	<ul style="list-style-type: none"> • In c2020 it was determined that the place did not have cultural heritage significance via an enquiry to the City. • The place is not the original cottage and has undergone changes • This part of South Terrace does not present as an intact heritage streetscape.
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Final Recommended Heritage Listings

Heritage Area	South Fremantle Heritage Area
Contributory	No
InHerit Entry	Yes for information only
LHS Category	Level 4
Heritage List	No

Address	261 South Terrace
Place Name	Duplex, 261 South Terrace
InHerit No.	22005

Summary of issue or objection	<p>"I wish to record my firm objection of this redesignation and have numerous concerns associated with it. I will outline on numerous grounds why I believe it is inappropriate, including basic inconsistency of application considering lack of similar designation of identical duplex next door. There are further items which relate to significant additional CO2 emissions that could result in the reclassification.</p> <p>Aside from objecting to the reclassification - a classification I was informed in recent times by a councillor would not likely change - I wish to have clarified what is implied by a change in heritage re classification from 3 to 2.</p> <p>I am a strong supporter of the preservation of South Fremantle Heritage. All my grandparents and most of my great grandparents either grew up or lived in the area.</p> <p>However, I have seen a significant discrepancy in application of previous development approvals which appeared to breach planning requirements in close proximity to my own house which have had highly significant impact and far more impact than anything I could change in my property at the present level of classification. (Nb. I am not referring to my neighbour's recent development approval but those given to other residents in streets of close proximity. However, once again, I do find it inconsistent that houses 259 and 257 are not recommended for upgrade from 3 to 2 considering they are identical properties to mine.)"</p>
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Final Officer Recommendation	Objection supported – recommend not to change the LHS Category. Recommend place stays as a Level 3 and is contributory in the Heritage Area
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Discussion	<ul style="list-style-type: none"> • This place is already listed at a Level 3 • Duplex, 259-261 and Duplex 263-265 South Terrace are a matching pair of duplexes. All have undergone various changes such as rendering of walls, altering of verandahs and replacement of windows. • It is considered that Level 3 provides adequate heritage protection for this place.
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	<ul style="list-style-type: none"> For consistency recommend not to change No. 259 from a level 3 to a 2 as well.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	Level 3
Heritage List	Yes

Address	270 South Terrace
Place Name	SHOP & HOUSE [FMR], 270-272 SOUTH TERRACE
InHerit No.	22012
Summary of issue or objection	<p>"I am writing to formally request the removal of 270 South Terrace from the City of Fremantle Heritage List.</p> <p>On Wednesday 25 June, we met with the City to discuss the property's heritage status. During our meeting, we reviewed the elements of the property that may hold historical value. We understand that a Heritage Officer visited the property in November 2021. According to the notes she shared, there was no evidence of heritage significance, and it was noted that the existing building footprint differs from what had previously been recorded.</p> <p>It is our understanding that the City had intended to remove the property from the heritage list following an assessment in 2021; however, this action was not completed.</p>
Final Officer Recommendation	Objection supported – recommend to remove from Heritage List and is non contributory in the Heritage Area
Discussion	<p>Heritage Officer Gena Binet has conducted a site visit and confirmed that the place had little remaining early fabric and that the place should be removed from the Heritage List.</p> <ul style="list-style-type: none"> "270 - 272 South Terrace is included on the Heritage List as <i>Shop and House (Fmr.), 270 - 272 South Terrace</i>, and on the LHS as a management category Level 3. The physical description in the listing notes that "It is not known if the residence was demolished or significantly altered." I have visited this site and inspected the interior and the footprint of the two buildings shown on the 1954 Metropolitan Sewerage Plan bears no resemblance to the existing building. From looking at historical aerial photos it would appear that the original shop and adjacent timber house were demolished for the existing commercial tenancy sometime between 1954 and 1964. This place has little/ no heritage value and should not be on the Heritage List and should only be on the LHS as a management category Historic Record Only. I have added this place to the list of places to be reassessed as part of the 2022 Annual Update of the Heritage List and Local Heritage Survey." <p>The place was not added to the Annual Update at that time. Subsequently it is now being recommended for removal from the Heritage List and to be NON Contributory in the South Fremantle Heritage Area.</p>



Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	No
InHerit Entry	Yes – for information purposes only
LHS Category	Level 4 – for information purposes only
Heritage List	No

Address	7 Thomas Street SOUTH FREMANTLE
Place Name	HOUSE, 7 Thomas Street SOUTH FREMANTLE
InHerit No.	22884
Summary of issue or objection	No 7 Thomas Street is a new build around 2006/2007. The original cottage was demolished in 2006.
Officer Recommendation	Objection supported. Revise listing to Level 4 Historic Record Only
Discussion	Aerial imagery and built form confirms redevelopment occurred in 2006.
Recommended Heritage Listings	
Heritage Area	SFHA
Contributory	No
InHerit Entry	Yes
LHS Category	4
Heritage List	No

Address	3 Trafford Street BEACONSFIELD
Place Name	HOUSE, 3 Trafford Street BEACONSFIELD
InHerit No.	
Summary of issue or objection	<p>"We feel the City of Fremantle is taking a short cut approach to managing Heritage aspects in the city and the City of Fremantle should be acting in the interest of their rate payers for major decisions like this.</p> <p>Only houses that have recently lodged a development (planning) application are included on the list of houses to be added to the Register.</p> <p>There are many houses, which demonstrate heritage values, which may not be on the heritage register, which 'slip through the cracks' by only including houses which have recently applied for alterations. If the council commissioned a property heritage study into the area, instead of applying a policy to only those owners who have recently made an application for development, then you would have an actual legitimate data set of information to make an informed decision.</p> <p>We strongly believe the change in policies is 'jumping the gun' and we shouldn't be legislating change until we have the information needed to inform that decision. We believe the City of Fremantle knows this, and is trying to push this through without the general public being aware of this."</p>



Final Officer Recommendation	Objection not supported. Recommend retain for proposed inclusion on List and contributory property.
Discussion	The place is a good example of a masonry and tile house from the Post War period.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	Yes
InHerit Entry	Yes
LHS Category	3
Heritage List	Yes

Address	8 Trafford Street BEACONSFIELD
Place Name	HOUSE, 8 Trafford Street BEACONSFIELD
InHerit No.	
Summary of issue or objection	<p>We respectfully request that the City of Fremantle:</p> <ul style="list-style-type: none"> Remove our property, and any others similarly misclassified, from the proposed heritage area prior to any further progression. Complete a thorough heritage reassessment to assess the heritage classification applied to our property and surrounding homes based on accurate architectural and historical evidence. Provide the specific documentation or rationale used in determining the heritage significance of the houses and our street. <p>We believe this issue extends beyond our individual property. Many homes on our street share a similar construction period and style, and have likewise been inaccurately included in the proposed heritage area. Furthermore, our neighbours are engaged, conscientious homeowners who contribute positively to the aesthetic and community feel of the area through well-considered renovations and landscaping. Imposing restrictive heritage controls on this street risks stifling thoughtful development and ongoing renewal that respects but also improves the local character.</p> <p>Applying a heritage listing or inclusion in a heritage area without proper justification imposes undue restrictions on our ability to maintain, modify, or uplift our home, and subsequently the street. We strongly oppose any heritage status that is not based on a thorough and correct assessment.</p>
Final Officer Recommendation	Objection supported – recommend not to include on Heritage List and is non-contributory in the Heritage Area
Discussion	House was constructed in 1959 not 1915 as originally thought. The place does not have heritage significance.
Final Recommended Heritage Listings	
Heritage Area	South Fremantle Heritage Area
Contributory	No
InHerit Entry	Yes - for information purposes only
LHS Category	Level 4 - for information purposes only
Heritage List	No



LPP 3.6.1: Heritage Areas - South Fremantle Heritage Area

At the 14 May 2025 Ordinary Council Meeting, Council considered revisions to the South Fremantle Heritage Area. These revisions are reflected in LPP 3.6.1: Heritage Areas Listings (Attachment 5) and included:

- An amended South Fremantle Heritage Area boundary;
- An amended Statement of Significance; and
- A list of contributory properties within the South Fremantle Heritage Area.

No submissions were received in relation to the proposed new South Fremantle Heritage Area boundary or the Statement of Significance.

Submissions relating to the list of Contributory properties within the South Fremantle Heritage Area have been considered in the above analysis of objections.

Other Local Planning Policies

Local Planning Policy 3.6: Heritage Areas has been updated to include criteria differentiating different levels of heritage significance and providing in-depth criteria for residential, commercial and industrial buildings. The policy name has also been changed to Heritage-protected Places Built Form and Land Use (Attachment 9).

The following policies will be amended or revoked as a result of this process:

Amended:

LPP 1.6: Heritage Administration and Procedures (Attachment 6)

Policy renamed and updated with contemporary references and procedures, as well as updated as follows so that all policies relating to heritage administration and assessment are within a single policy for ease of reference:

- *LPP 2.7: Archaeological Investigation as a Condition of Planning Approval Requirements* incorporated as Part 2 of the new policy; and
- *LPP 2.20: Discretion to vary local planning scheme site or development requirements for heritage purposes* incorporated as Part 3 of the new policy.



LPP 1.7: Development Exempt from Approval Under Local Planning Scheme No. 4 (Attachment 7)

Policy amended to be consistent with LPP 3.6 and the formatting of Clause 61 of Schedule 2 of the Regulations. Existing exempt fencing requirements from LPP 2.8 have been relocated into this policy (clauses 17-19) so that most development exemptions are in a single policy.

To be consistent with draft LPP 3.6, amendments were introduced to exempt works in a Heritage Area from approval only where they do not impact the original building exterior. This includes amending the following criteria to clarify that exemptions within a heritage area only apply where they meet the provisions of LPP 3.6:

- Single storey side and rear additions (single and grouped dwellings)
- Interior of buildings in a Heritage Area
- Modification of openings
- New outbuildings to Level 3 heritage-listed places
- Render
- Wall cladding
- Roof replacement

This policy has not otherwise been holistically reviewed.

LPP 2.8: Fences (Attachment 8)

Policy amended to exclude heritage-protected places and refer readers to LPP 3.6 for heritage fencing requirements. All exemptions from requiring development approval have been relocated to clauses 17-19 of the table within LPP 1.7 with no changes. This policy has not been holistically reviewed, and the changes are considered minor so as not to require advertising.

To be Revoked:

LPP 2.5: External Treatment of Buildings

Policy to be revoked with all criteria relocated to LPP 3.6: Heritage-protected Places Built Form and Land Use (Attachment 9). The criteria has been split to differentiate between different built form typologies (ie: residential, commercial or industrial buildings) with requirements for colour and material to be compatible with the heritage area or place based on the level of significance.



LPP 2.7: Archaeological Investigation as a Condition of Planning Approval Requirements

Policy to be revoked, with contents incorporated into Part 2 of LPP 1.6: Heritage Administration and Procedures (Attachment 6) to consolidate policies relating to heritage administration into a single policy.

LPP 2.20: Discretion to vary local planning scheme site or development requirements for heritage purposes

Policy to be revoked, with contents incorporated into Part 3 of LPP 1.6: Heritage Administration and Procedures (Attachment 6) to consolidate policies relating to heritage administration into a single policy.

LPP 3.7: "Hilton Garden Suburb Precinct" Heritage Area

Policy to be revoked. All criteria has been added into its own section within LPP 3.6: Heritage-protected Places Built Form and Land Use (Attachment 9).

Minor formatting changes have been made, which don't change the intent of the original policy, and the policy has not been holistically reviewed at this time. In addition, clause 5 of the existing Hilton policy (clause 15.8 of the new LPP 3.6) sets out criteria for conservation of existing heritage dwellings. As these criteria are already covered elsewhere in the new LPP 3.6 for all heritage properties, clause 15.8 refers to those other parts of the policy and makes clear that those requirements also apply to Hilton. The permissible variations in the existing Hilton policy have been carried over into the new LPP 3.6 as clause 15.8 and may be reviewed at a later date.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



Cr Jemima Williamson-Wong, Cr Geoff Graham, and Cr Andrew Sullivan declared an interest in item number C2508-15 earlier in the meeting and left at 6.39pm.

Cr Doug Thompson arrived at the meeting at 6.45pm.

OFFICER'S RECOMMENDATION

Moved: Cr Jenny Archibald

Seconded: Cr Doug Thompson

Council:

- 1. In relation to the South Fremantle Heritage Area and as per Schedule 2 Regulations 8 and 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
 - a. Adopts the addition of properties to the Heritage List and Local Heritage Survey within Attachment 2;**
 - b. Adopts the removal of properties from the Heritage List within Attachment 3;**
 - c. Adopts the changes to the management categories of properties within Attachment 4;**
 - d. Adopts the changes to the South Fremantle Heritage Area boundaries, changes to the Statement of Significance, and the addition of Contributory properties as shown in LPP 3.6.1 (Attachment 5); and**
 - e. Gives notice accordingly.**

- 2. Adopts the following new or amended local planning policies and gives notice accordingly as per Schedule 2 Regulation 4 and 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
 - a. Draft LPP 3.6.1: Heritage Areas Listings (Attachment 5);**
 - b. Amended LPP 1.6: Heritage Administration and Procedures (Attachment 6);**
 - c. Amended LPP 1.7: Development Exempt from Approval Under LPS4 (Attachment 7);**
 - d. Amended LPP 2.8: Fences (Attachment 8); and**
 - e. Amended LPP 3.6: Heritage-protected Places Built Form and Land Use (Attachment 9).**

- 3. Revokes the following local planning policies and gives notice accordingly as per Schedule 2 Regulation 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**
 - a. LPP 2.5: External Treatment of Buildings;**



- b. **LPP 2.7: Archaeological Investigation as a Condition of Planning Approval;**
- c. **LPP 2.20: Discretion to Vary Local Planning Scheme Site or Development Requirements for Heritage Purposes; and**
- d. **LPP 3.7: "Hilton Garden Suburb Precinct" Heritage Area Local Planning Policy.**

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Ingrid van Dorssen moved the following amendment, as provided in the additional documents:

AMENDMENT 1

Moved: Cr Ingrid van Dorssen

Seconded: Cr Frank Mofflin

Amend Part 1 of the Officer's Recommendation to read as follows:

Council:

1. **In relation to the South Fremantle Heritage Area and as per Schedule 2 Regulations 8 and 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
 - a. **Adopts the addition of properties to the Heritage List and Local Heritage Survey within Attachment 2;**
 - b. **Adopts the removal of properties from the Heritage List within Attachment 3;**
 - c. **Adopts the changes to the management categories of properties within Attachment 4;**
 - d. **Adopts the changes to the South Fremantle Heritage Area boundaries, changes to the Statement of Significance, and the addition of Contributory properties as shown in LPP 3.6.1 (Attachment 5); and**
 - e. **Gives notice accordingly; and**
 - f. ***Defer determination of 166 Hampton Rd, as detailed in Attachment 2, to the next annual heritage review.***

Amendment Carried: 7/1

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Adin Lang, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin and Cr Ingrid van Dorssen**

Against:

Cr Doug Thompson

Reason for amendment:

To provide additional time for consideration of the additional information provided by representatives of the property.



In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Ben Lawver moved the following amendment, as accepted by the Presiding Member:

AMENDMENT 2

Moved: Cr Ben Lawver

Seconded: Cr Fedele Camarda

Amend Part 1 of the amended Officer's Recommendation to include a Part g to read as follows:

- g. *Defer determination of 3 Trafford Street, as detailed in Attachment 2, to the next annual heritage review.***

Amendment Carried: 7/1

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Adin Lang, Cr Fedele Camarda, Cr Ben Lawver, Cr Frank Mofflin and Cr Ingrid van Dorssen

Against:

Cr Doug Thompson

Reason for amendment:

To provide additional time for consideration of the additional information provided by the owner.

COUNCIL DECISION ITEM C2508-15 **(Amended officer's recommendation)**

Moved: Cr Jenny Archibald

Seconded: Cr Doug Thompson

Council:

1. In relation to the South Fremantle Heritage Area and as per Schedule 2 Regulations 8 and 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
 - a. Adopts the addition of properties to the Heritage List and Local Heritage Survey within Attachment 2;
 - b. Adopts the removal of properties from the Heritage List within Attachment 3;
 - c. Adopts the changes to the management categories of properties within Attachment 4;
 - d. Adopts the changes to the South Fremantle Heritage Area boundaries, changes to the Statement of Significance, and the addition of Contributory properties as shown in LPP 3.6.1 (Attachment 5);
 - e. Gives notice accordingly;



- f. Defer determination of 166 Hampton Road, as detailed in Attachment 2, to the next annual heritage review; and*
 - g. Defer determination of 3 Trafford Street, as detailed in Attachment 2, to the next annual heritage review.*
- 2. Adopts the following new or amended local planning policies and gives notice accordingly as per Schedule 2 Regulation 4 and 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
- a. Draft LPP 3.6.1: Heritage Areas Listings (Attachment 5);**
 - b. Amended LPP 1.6: Heritage Administration and Procedures (Attachment 6);**
 - c. Amended LPP 1.7: Development Exempt from Approval Under LPS4 (Attachment 7);**
 - d. Amended LPP 2.8: Fences (Attachment 8); and**
 - e. Amended LPP 3.6: Heritage-protected Places Built Form and Land Use (Attachment 9).**
- 3. Revokes the following local planning policies and gives notice accordingly as per Schedule 2 Regulation 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**
- a. LPP 2.5: External Treatment of Buildings;**
 - b. LPP 2.7: Archaeological Investigation as a Condition of Planning Approval;**
 - c. LPP 2.20: Discretion to Vary Local Planning Scheme Site or Development Requirements for Heritage Purposes; and**
 - d. LPP 3.7: "Hilton Garden Suburb Precinct" Heritage Area Local Planning Policy.**

Carried: 8/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Adin Lang, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen

Against:

Nil

Cr Jemima Williamson-Wong, Cr Geoff Graham, and Cr Andrew Sullivan returned to the meeting at 7.32pm.



C2508-18 MRS AMENDMENT NORTH FREMANTLE DEVELOPMENT PRECINCT

Meeting date:	27 August 2025
Responsible officer:	Manager Strategic Planning and City Design
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. CONFIDENTIAL - Lifting of Urban Deferred Request - North Fremantle Urban Precinct Amendment Report2. CONFIDENTIAL - Appendix 1 - Aerial Photos3. CONFIDENTIAL - Appendix 2 A - Cadastral Information Land Ownership Table4. CONFIDENTIAL - Appendix 2 B - Cadastral Information - Land Ownership5. CONFIDENTIAL - Appendix 3 - Certificates of Title6. CONFIDENTIAL - Appendix 4 - Coastal Hazard Risk Management Adaption Plan7. CONFIDENTIAL - Appendix 5 - Risk Assessment8. CONFIDENTIAL - Appendix 6 - Acoustic Report9. CONFIDENTIAL - Appendix 7 - Servicing Strategy10. CONFIDENTIAL - Appendix 8 - Contaminated Sites Memorandum11. CONFIDENTIAL - Appendix 9 - North Fremantle Parks and Recreation Reservation Study12. CONFIDENTIAL - Appendix 10 - Movement Network Plan13. Metropolitan Region Amendment Report 1400/4114. Minutes - Planning Committee - 6 April 202215. Future of Fremantle Place and Economic Vision Final

SUMMARY

The City has received an invitation from the Western Australian Planning Commission (WAPC) to provide preliminary comment on the Lifting of Urban Deferment request, initiated by the landowner (confidential attachment 1), for the North Fremantle Urban Precinct.

This report acknowledges the recent additional work undertaken by the applicants, however, recommends that Council withhold its full support for the lifting request until further planning work is undertaken by the State Government, including:

- a. **Completion of the proposed North Fremantle Integrated Transport Design Study by Department of Planning Lands and Heritage;**

b. Further consideration of the coastal foreshore reserve requirements, including documenting the impacts of the North Fremantle Integrated Transport Design Study on the coastal foreshore reserve area.

BACKGROUND

As illustrated in Figure 1 below, the Precinct is a 23ha parcel located in North Fremantle bound by Port Beach Road to the west, Walter Place to the north, west of the Fremantle rail line and north of Tydeman Road and the freight rail line.



Figure 1: North Fremantle Urban Precinct Site

The land has historically been used for industrial purposes including a fuel terminal and lubricant depot; and a former Standard Wool site. Historic industrial operations within the Precinct have largely ceased, with most infrastructure removed through demolition and remediation. Remaining development is limited to industrial warehouses east of Bracks Street and within Lot 602.

MRS Amendment 1400/41 (attachment 13), finalised on 15 August 2024, rezoned the Precinct from 'Industrial' to 'Urban Deferred' and also created an associated coastal foreshore reserve. The coastal foreshore reserve created in 2024 following gazettal of MRS Amendment 1400/41 is not being reviewed as part of the lifting request, however further confirmation of the coastal foreshore reserve requirements has been requested by WAPC within the lifting request.



Council provided preliminary comment on this amendment in 2022 (attachment 14). The amendment was revised during the early stages of the State Government's Future of Fremantle project. The Future of Fremantle project concluded in January 2024 with the release of the *Future of Fremantle Place and Economic Vision* (attachment 15), which identifies the Precinct as a short-term development opportunity.

The 'Urban Deferred' zoning identified the land for "future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development."

Under an 'Urban Deferred' zoning, before agreeing to the transfer of land to the urban zone, the WAPC (*Planning guidelines - Lifting of urban or industrial deferment guidelines 2025*) requires evidence that:

- *the land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services;*
- *planning is sufficiently advanced to depict an acceptable overall design to guide future development;*
- *the proposed urban development represents a logical progression of development;*
- *regional requirements (such as regional roads, open space and public purposes) have been satisfied or provision made for them; and*
- *any constraints to urban development, including in relation to environmental, hazard and risk issues, can be satisfactorily addressed.*

The MRS Amendment 1400/41 report identifies the following matters which are to be addressed as part of a request for Lifting of the Urban Deferment and to be resolved prior to transferring the Precinct to the 'Urban' zone:

1. Finalisation or substantial progression of the Future of Fremantle project.
2. Confirmation of regional road and transport requirements in the locality.
3. Confirmation of coastal foreshore reserve requirements.
4. Consideration of the Fremantle Port Buffer.

The WAPC must be satisfied that these issues have been addressed before rezoning the site to 'Urban'. Further discussion of these matters can be found below in the Officer Comment section.

In addition to providing comment on the request to lift the 'Urban Deferred' zoning, the WAPC is seeking comment on the rezoning of the Precinct from 'Industrial' to 'Development' under the City's Local Planning Scheme No. 4 (LPS



4). A concurrent LPS amendment would come into effect upon gazettal of the MRS amendment.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Land within an Urban Deferred Zone may be rezoned Urban by resolution of the WAPC pursuant to clause 23 of the Metropolitan Region Scheme.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Sustainable growth in city centre population

- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

Once comments have been received and reviewed by the Department of Planning, Lands and Heritage through this preliminary comment process, a report may be presented by the Department to the WAPC recommending the initiation of an amendment to the Metropolitan Region Scheme. Should an amendment be initiated, the WAPC will again contact the City seeking formal comment on the amendment proposal and will advertise the amendment for widespread public comment.

OFFICER COMMENT

The documentation provided by the applicant towards the lifting request has been rigorous and thoughtful. The applicants have also engaged with the City over the past 18 months as well as with State Government agencies. Discussions with the applicant have been constructive and focussed on alignment with the City's policies and planning, such as coordination with the process and outcomes of the North Fremantle Plan currently under development.

In principle, Officers consider 'Urban' zoning of the precinct as a logical step towards its future development and revitalisation as part of the Future of Fremantle vision, consistent with Council's position in 2022. Reasons include:



- The site is large enough for comprehensive urban development and is well located in proximity to the beach, train line (supporting transit-oriented development outcomes) and the North Fremantle Town centre.
- The State government has committed to moving the port's container operations to a new harbour in Kwinana by 2040, relinquishing the need for industrial land uses in this area.
- The release of the Future of Fremantle (FoF) vision, demonstrating government commitment to a major redevelopment of the 260-hectare of the Fremantle Port Inner Harbour precinct, of which the North Fremantle Development.

Nonetheless there are important issues that require further consideration. Comment is provided below against the key matters identified in the MRS Amendment 1400/41 to be addressed and resolved prior to transferring the precinct to 'Urban' zoning as part of a lifting request.

1. Finalisation or substantial progression of the Future of Fremantle project

Finalisation of the Future of Fremantle (FoF) project was achieved in November 2024 with the completion and release of the Future of Fremantle Place and Economic Vision report. The report is comprehensive in its framing of the future development and economic potential of the North Fremantle peninsula (as well as Victoria Quay and South Quay opposite), once these areas are vacated by the relocation of container operations.

The FoF report however is unclear regarding future and interim transport connections for the broader North Fremantle area, the most evident example being the intent of the connection between Curtin Ave and Stirling Highway (see Figure 1 below) and the lack of clarity regarding the status and nature of the Curtin Avenue extension. This topic is covered in further detail below.



Figure 2. Future of Fremantle Vision - Elements Plan, DPLH 2024

2. Confirmation of regional road and transport requirements in the locality

At this point in time, the regional road and transport requirements of the North Fremantle urban precinct are unclear and unconfirmed. The recent acknowledgement by the State Government that it will undertake 'Stage One' of a North Fremantle Integrated Transport Design Study is recognition of the current gap in information regarding the needs and intent for future transport networks in North Fremantle.

The scope of this study was recently disclosed in the State's Legislative Assembly Estimates Committee, and includes:

"Understanding the land required for regional transport infrastructure in North Fremantle and at North Fremantle Train Station. Future planning stages will consider integration and accessibility of the Station and include community consultation."



In the context of the current gaps in transport infrastructure planning, the applicants have gone to considerable lengths to show adaptability of their planning with a range of potential transport network outcomes through a Movement Network Plan they have developed of their own. The Movement Network Plan is structured in two stages, outlined by the applicants to include the following:

- *Surrounding Movement Network Change Stage 1 – Project Case (Immediate Term)*
 - *Curtin Avenue extension and North Fremantle station relocation in accordance with FoF Vision document; and*
 - *Active transport (shared paths) connections along Walter Place, Port Beach Road and the Curtin Avenue extension.*

- *Surrounding Movement Network Change Stage 2 – Ultimate Case (Long Term) – Outcomes consistent with FoF Vision as follows:*
 - *Curtin Avenue extension south of Tydeman Road to service North Quay;*
 - *MRWA proposed Curtin-Stirling Link;*
 - *Addition of a mid-tier transport network; and*
 - *Extension of shared path network.*

Stage 1 infrastructure (refer Figure 3) is envisioned to be developed by 2031, to complement the desired development program of land development as well as ongoing port operations. The City is generally favourable to the interim, 'immediate term' proposal from the applicant as it indicates a downgrading of Port Beach Road north of Tydeman Road and accommodates an extension of Curtin Avenue south to Tydeman Road, making use of the existing MRS reserve area ('Primary Regional Roads') for this purpose.

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Figure 3. Stage 1 (Immediate Term)

The proposal for Stage 2 on the other hand is problematic, specifically in regard to Main Roads Western Australia’s (MRWA) proposed ‘Curtin-Stirling Link’ (refer Figure 4). The Curtin-Stirling Link prompts significant concerns from an urban design perspective. It would exacerbate severance issues for the North Fremantle community living east of Stirling Highway to access the North Fremantle centre and the coast. Depending on the timing of its development/implementation (which the applicant has limited influence over) it may also provide limited access to the Port, resulting in the increased use of Port Beach Road (and compromising connections to, and amenity of, the coastal foreshore reserve).

The need to maintain a functional regional road network in this area is acknowledged, but local access and resolving – or at least not worsening – community severance issues in North Fremantle also needs to be considered. The preference of the City is to pursue a road network option for a dispersed ‘urban grid’ network of city streets instead of consolidation of through-traffic onto one or two controlled access highways. The City’s position was confirmed at the recent community engagement workshop on the North Fremantle Plan. A grid network would provide flexibility to service local needs as well as accommodate through-traffic, and would better service changes in land uses over time as container operations relocate and implementation of the FoF vision begins.



Figure 4. Stage2 (Long Term)

3. Confirmation of coastal foreshore reserve requirements

At its Ordinary Meeting of Council on the 11 December 2019, Council adopted a policy position of managed retreat as the preferred strategy for responding to coastal erosion risk at Port and Leighton Beach, noting managed retreat is implemented over an extended timeframe.

The applicant has prepared a Coastal Hazard Risk Management Adaption Plan (CHRMAP) which in summary concludes that:

- The North Fremantle Urban Precinct avoids risks posed from coastal inundation and erosion hazards over the 100-year planning timeframe.
- Adequate space is available within the foreshore reserve (currently zoned parks and recreation under MRS amendment 1400/41,) to support managed retreat of publicly managed assets.
- Both points above are achieved assuming a managed retreat strategy, even if coastal protection is not implemented under the Future of Fremantle works.



To complement the CHRMAP and go some way to identifying the coastal foreshore requirements requested by WAPC, the applicant has also prepared a North Fremantle Parks and Recreation Reservation Study (the P&R Study). The P&R Study investigates the suitability of the extent, size and purpose of the parks and recreation reservation within its context utilising three approaches as part of its review:

- Approach 1: Size and function of beach foreshores in WA.
- Approach 2: POS needs analysis for the local catchment.
- Approach 3: Future of Fremantle document and its relationship to the site.

The most pertinent part of the P&R study is the work outlined in Approach 1 which makes direct comparison between the size of the current foreshore reserve and the extent of assets and amenities within other foreshore locations of regional significance including Cottesloe, Scarborough and Leighton Beach. While the comparisons are helpful to a point, they do not account for the area within the reserve that would be occupied by the alignment of Port Beach Road. There are also clear differences in character between the Port Beach foreshore and benchmarks such as Cottesloe and Scarborough that are not accounted for.

Officers have not had the opportunity to interrogate the applicant's CHRMAP in detail to reach a definitive view on whether the coastal foreshore reserve requirements have been adequately addressed. However, even if the lifting request deals adequately with the assessment of coastal hazards and setback requirements needed to mitigate these risks on a 100-year planning horizon and under a managed retreat strategy, officers have concerns that it might not additionally address reserve space needed for environmental and recreational use, noting that Port Beach Road will occupy a significant amount of the reserve area. SPP 2.6 explicitly states that planning for the impacts of coastal hazards is only one input into the determination of a coastal foreshore reserve, and adequately protecting the values, functions and uses of reserves is also important. Biodiversity and ecosystem integrity, public access and recreational use are specifically identified as other functions to be protected.

4. Consideration of the Fremantle Port Buffer

The subject site is within the Fremantle Port Development Referral (buffer) areas 1 and 2 (refer to Figure 5). Being located in area 1 and 2 there is a requirement to control development in order to minimise the following potential impacts:

- a. Ingress of toxic gases in the event of an incident within the Port.
- b. Shattering or flying glass as a consequence of an explosion within the Port.



- c. Noise transmission emanating from the Port (attenuation in the order of 35dB(A) is required).
- d. Odour

The applicant proposes to manage the above considerations through built form and land use controls as part of detailed structure planning for the Precinct, consistent with the requirements of LPP 2.3. The applicant intends to stage the Precinct's development considering the ongoing port operations. Future urban development within the Precinct can comply with the provisions outlined in LPP 2.3 while the Port operations remain. It is also intended that a Precinct Structure Plan will be adaptive and staged, providing the ability for development of the Precinct to adjust to a scenario where Port operations are relocated in the future.

Residential developments proposed in area 1 greater than 50 dwellings shall be supplemented with a formal risk assessment. The assessment shall clearly demonstrate that the risk impact from port operations to the occupants will be maintained as low as reasonably practical. Additional design requirements for the building are also applicable for area 1 and 2.

With Fremantle Port functions moving over time, a reduction in the port buffer requirements would be reasonable to assume at some future date as it would otherwise limit full development potential of the site and could even result in a less desirable outcome if planning was based on the port buffers that would not be needed in the future. While this is not an issue for the proposed lifting request, it is an issue for the future development of the site and planning needs to ensure no significant land use conflict or hazard occurs or redundant controls do not hinder optimum development outcomes.

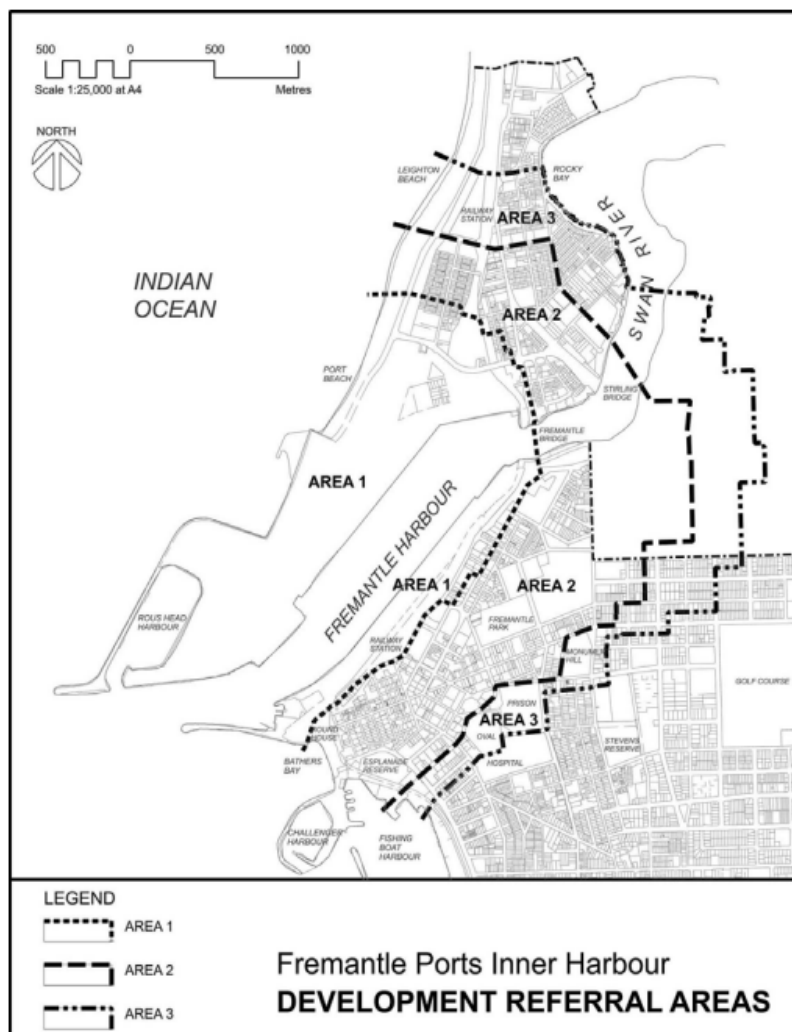


Figure 5: Fremantle Ports Development Referral Areas (LPP 2.3)

Conclusion

The City’s position regarding the North Fremantle Development Precinct remains broadly consistent with reporting at the time of the proposed MRS amendment in April 2022. Transitioning the zoning of the precinct from Industry to Urban Deferred and then ultimately to an Urban zoning, continues to have in-principle support.

The key issue is the timing of the transition to Urban zoning. At this time, some significant issues remain unresolved regarding the future transport network in and around the precinct, and the adequacy of the foreshore reserve to meet future community needs. Both present risks to the City and it is therefore premature to support the lifting request.



The fact that there is now a pending State Government transport study highlights the extent of unknowns regarding transport needs and outcomes in and around the North Fremantle Urban Precinct. More definition of these needs and outcomes is required. The City supports the preparation of the study and will assist DPLH in its development wherever possible – including sharing the City’s work on the North Fremantle Plan.

The applicants should be acknowledged for the work they have done and the openness with which they have engaged with the City, despite the lack of State Government planning and direction regarding future transport infrastructure in the precinct.

On this basis, the City recommends maintaining the current hold on the Urban Deferred zoning and not to support the Lifting Request until such time as:

- The North Fremantle Integrated Transport Design Study is completed by State Government and provides clear direction to transport planning for North Fremantle that also underpins sound land-use planning;
- Further consideration of the coastal foreshore reserve requirements be undertaken, with State Government support, including understanding the impact of the above-mentioned transport study on the foreshore reserve (e.g. the future scale and status of Port Beach Road).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Moved: Cr Ingrid van Dorssen

Seconded: Cr Doug Thompson

Council:

- 1. Acknowledges the extensive work prepared by the applicant as part of the lifting request and the considered nature of their engagement with the City over the past 18 months.**
- 2. Advises the WAPC that it does not support the Lifting of the Urban Deferment request for the North Fremantle Urban Precinct, until there is the resolution of the following matters:**
 - a. Completion of the proposed North Fremantle Integrated Transport Design Study by DPLH that provides clear direction to transport planning for North Fremantle that also underpins sound land-use planning;**



- b. Further consideration of the coastal foreshore reserve requirements, including documenting the impacts of the North Fremantle Integrated Transport Design Study on the coastal foreshore reserve area.

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Andrew Sullivan moved the following amendment, as provided in the additional documents:

AMENDMENT 1

Moved: Cr Andrew Sullivan

Seconded: Cr Jemima Williamson-Wong

To amend the Officer's recommendation to include the following:

Council:

1. Acknowledges the work prepared by the applicant as part of the lifting request and their engagement with the City over the past 18 months; *and note that Council has had limited opportunity to review the information provided and, with that context, provides the following initial response, with a further detailed response to be provided following further consideration of the matters listed in part 3 and 4.*
2. *Express deep concern to the WAPC and Minister for Planning, that the lifting process of the Urban Deferred Zoning has not included transparent community consultation thus far, and encourages the WAPC to allow for submissions to be made by the community ahead of a final decision.*
23. Advises the WAPC that it does not support the Lifting of the Urban Deferment request for the North Fremantle Urban Precinct, until there is resolution of the following matters:
 - a. Completion of the proposed North Fremantle Integrated Transport Design Study by DPLH that provides clear direction to transport planning for North Fremantle that also underpins sound land-use *planning capable of delivering an integrated urban plan for the North Fremantle Peninsula;*



- b. Further consideration of the coastal foreshore reserve requirements, including:**
 - i. documenting the impacts of the North Fremantle Integrated Transport Design Study on the coastal foreshore reserve area; *and***
 - ii. assessment of, and long-term provision for, the additional recreational assets that are required to enable Port Beach to function as a regional coastal recreation node, in addition to but separate from the Leighton Node, noting that current recreation assets fall well short of accommodating existing and future needs;***
 - iii. assessment of, and long-term provision for, the additional land needed to mitigate the existing spatial inadequacies around the Leighton node in providing suitable accessibility and function to that node;***
 - iv. redressing the inconsistency in foreshore reserve width available to serve future generations towards the southern end of the Urban Precinct and to ensure the foreshore reserve provides adequate and continuous public access from Leighton through to Sandtracks Beach and the Future of Fremantle area;***

- 4. *Council requests the following concerns be addressed by the WAPC in consultation with the City of Fremantle and community as a precursor to Council support for the lifting of the Urban Deferment:***
 - a. The community preference is for managed retreat in dealing with the long-term adaptation of the coast to accommodate climate change. There is special value placed on maintaining the long stretches of wide sandy beaches unimpeded by groynes or other intrusive coastal protection devices. While it is acknowledged that some coastal protection devices will be inevitable as part of the Future of Fremantle project, these need to be restricted to the southern end as far as reasonably possible to ensure the character of Port Beach is not forever compromised by poor foreshore planning at this time. This requires the foreshore reserve adjacent to the Urban Precinct to be significantly wider than currently proposed.***
 - b. It is noted that the foreshore reserve at Leighton Beach was planned at a time when the impacts of sea level rise were underestimated in the first iteration of SPP2.6. If the sea level rise coefficient currently used was applied to that node, the required foreshore reserve width would be closer to 200m compared to the 150m that was settled on. The Port Beach Node has at least the same extent of recreational asset needs and is in a zone experiencing greater erosion compared to Leighton. Hence, it is demonstrably unacceptable that the proposed***



foreshore width at Port Beach would taper to being narrower than the inadequate reserve width at the Leighton Node. The reserve width at the Urban Node must be significantly wider than at the Leighton Node and increasing in width towards the southern end where erosion is greater.

- c. The existing reserve width at the Leighton Node has proved to be inadequate in providing for current recreational needs, especially in providing for the needs of the Leighton Surf Life Saving Club. The only opportunity to mitigate the inadequacies is for the WAPC to provide additional foreshore reserve width at the northern end of the Urban Node and in a manner that is functionally separate from the Port Beach node.*
- d. The proponent has only provided a coastal planning assessment based on existing assets. These existing Port Beach assets are clearly inadequate in serving current needs. The current node fails to provide space for parklands, recreational areas away from the beach, sustainable dunes to provide protection from the sea breezes, or adequate parking. Furthermore, there has been no assessment or the types of community and commercial assets needed to serve the long-term needs of the regional community, noting that 70% of beach users come from South of the River, or the significant population increase associated with the Future of Fremantle area. For example, there is clearly a regional demand for additional surf club facilities, cafes and the like, but no spatial assessment has been carried out to ensure the reserve width will accommodate such needs now or in the future. The requirements of SPP2.6 can not be satisfied by only seeking to accommodate the demonstrably inadequate existing assets.*
- e. The assessment of reserve width remaining at the 100-year planning (Fig 5.1 in the coastal assessment) highlights the inadequacy of the proposed foreshore reserve especially towards the southern end. The diagram highlights that the only way the reserve could be considered sustainable is to accept the need for radical coastal engineering devices that the community and Council have consistently opposed. A reliance on engineered solutions is inconsistent with SPP2.6 when there is ample opportunity to accommodate additional reserve width at this stage of planning.*
- f. The unique characteristics of the North Fremantle Peninsula are currently fragmented into several disconnected cells that fail to benefit from the tremendous lifestyle and commercial opportunities that the area can deliver. The further planning of individual transport corridors for each transport mode, all separated from each other and the urban cells around them, will only exacerbate the disconnect that already plagues the peninsula. The proposed North Fremantle Integrated Transport*



- Design Study provides an opportunity to address the disconnect by exploring how regional movement needs can be integrated with connected urban environments. In particular, the eastern edge of Urban Precinct, the land between it and the North Fremantle Town Centre, and the Town Centre itself must be considered through a single planning process to properly identify how the regional north-south transport activity can be integrated with local east-west movement and connectors.*
- g. The proponent's assumption that their land can be developed independent of the potential upgrades to the surrounding movement network is a recipe to create another isolated and unintegrated cell of development. It is a proposal that seeks to ignore the need to complete the critical transport planning first. There is a genuine risk that the cell of development will essentially turn its back to the unresolved transport corridor rather than genuinely integrate with it.*
 - h. The proponent offers only the opportunity for a 70's style grade separated crossing solution between the Urban Precinct and the rest of North Fremantle. The Council expectation is for fully integrated east-west connectivity between the Town Centre and the Port Beach foreshore node. Until such time as the Transport Design Study is completed, it remains premature to consider urban development along the eastern edge of the Urban Precinct*
 - i. While it is noted that the proponent is not advocating for the Curtin-Stirling link which is proposed by MRWA, the Council notes its fundamental opposition to the concept. In the tight confines of the peninsula, the possibility of grade separated road flyovers is diametrically opposite to the integrated urban outcome that is needed. The only acceptable resolution of the north-south transport corridors is to investigate grade separated rail options, including the possibility of an elevated rail option. It is imperative that such a fundamental change in the transport typology is understood prior to development. A grade separated rail network will also generate the possibility of east-west urban road connections that link between Stirling Highway and an extended Curtin Avenue, and by logical extension provide access into the Urban Precinct and connectivity to the Town Centre. Again, this highlights why the Transport Design Study needs to be completed first to inform how the Urban Precinct can better integrate with its surrounds.*
 - j. The Future of Fremantle studies and those related to the new bridge sought to bypass meaningful consideration of how to resolve the regional transport network through the peninsula. That is why the North Fremantle Integrated Transport Design Study is now an essential prerequisite to further development. However, the proponent relies on the initial transport concepts in the Future of Fremantle report to suggest their developments*



can progress independently of potential short and long-term changes in the transport networks. It is considered fundamentally premature to assume that the transport networks are resolved sufficiently to give the certainty needed once land is zoned Urban. This is particularly concerning at the southern end of the Urban Precinct in relation to both the alignment of Curtin Avenue, the rail corridor, and the ultimate location and number of future river crossings.

- k. The triangle of government-controlled land to the east of the Urban Precinct continues to be treated in isolation of the Urban Precinct. It remains concerning, especially where that land widens to the south, that this land may continue to act as a barrier to east west movement rather than be seen as an opportunity for urban integration. This particularly relevant to the prospect for the North Fremantle Station to be relocated in a way that ensures it is encompassed by an urban station precinct. Likewise, the significant quantity of government land locked up in the triangle must be allowed to reach its full potential by being planned as part of an integrated urban precinct rather than being blighted as left-over unplanned land.*

Amendment Carried: 11/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen

Against:

Nil

Reason for amendment:

This is in part intended as justification for the officers two dot points, and in part giving the Council an opportunity to give some direction to the City as to how far we want staff to push these matters with DPLH and the developers.



In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Mayor Hannah Fitzhardinge moved the following amendment:

AMENDMENT 2

Moved: Mayor Hannah Fitzhardinge

Seconded: Cr Ben Lawver

To amend part 1 of the amended Officer's Recommendation to read as follows:

Council:

Acknowledges the work prepared by the applicant as part of the lifting request and their engagement with the City over the past 18 months; and note that Council has had limited opportunity to review the information provided and, with that context, provides the following initial response, ~~with a further detailed response to be provided following further consideration of the matters listed in part 3 and 4.~~ and reserve the right to provide a further detailed response on the matters listed in part 3 and 4.

Amendment Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil

Reason for amendment:

To enable an initial response to be provided to the WAPC within the required timeframe and enable additional time for officers to engage with Council to provide a further detailed response.



COUNCIL DECISION ITEM C2508-18
(Amended officer's recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Doug Thompson

Council:

- 1. Acknowledges the work prepared by the applicant as part of the lifting request and their engagement with the City over the past 18 months; and note that Council has had limited opportunity to review the information provided and, with that context, provides the following initial response and reserve the right to provide a further detailed response on the matters listed in part 3 and 4.**
- 2. Express deep concern to the WAPC and Minister for Planning, that the lifting process of the Urban Deferred Zoning has not included transparent community consultation thus far, and encourages the WAPC to allow for submissions to be made by the community ahead of a final decision.**
- 3. Advises the WAPC that it does not support the Lifting of the Urban Deferment request for the North Fremantle Urban Precinct, until there is resolution of the following matters:**
 - a. Completion of the proposed North Fremantle Integrated Transport Design Study by DPLH that provides clear direction to transport planning for North Fremantle that also underpins sound land-use *planning capable of delivering an integrated urban plan for the North Fremantle Peninsula*;**
 - b. Further consideration of the coastal foreshore reserve requirements, including:**
 - i. documenting the impacts of the North Fremantle Integrated Transport Design Study on the coastal foreshore reserve area; and**
 - ii. assessment of, and long-term provision for, the additional recreational assets that are required to enable Port Beach to function as a regional coastal recreation node, in addition to but separate from the Leighton Node, noting that current recreation assets fall well short of accommodating existing and future needs;**
 - iii. assessment of, and long-term provision for, the additional land needed to mitigate the existing spatial inadequacies around the Leighton node in providing suitable accessibility and function to that node;**



- iv. redressing the inconsistency in foreshore reserve width available to serve future generations towards the southern end of the Urban Precinct and to ensure the foreshore reserve provides adequate and continuous public access from Leighton through to Sandtracks Beach and the Future of Fremantle area;*
- 4. Council requests the following concerns be addressed by the WAPC in consultation with the City of Fremantle and community as a precursor to Council support for the lifting of the Urban Deferment:**
- a. The community preference is for managed retreat in dealing with the long-term adaptation of the coast to accommodate climate change. There is special value placed on maintaining the long stretches of wide sandy beaches unimpeded by groynes or other intrusive coastal protection devices. While it is acknowledged that some coastal protection devices will be inevitable as part of the Future of Fremantle project, these need to be restricted to the southern end as far as reasonably possible to ensure the character of Port Beach is not forever compromised by poor foreshore planning at this time. This requires the foreshore reserve adjacent to the Urban Precinct to be significantly wider than currently proposed.**
 - b. It is noted that the foreshore reserve at Leighton Beach was planned at a time when the impacts of sea level rise were underestimated in the first iteration of SPP2.6. If the sea level rise coefficient currently used was applied to that node, the required foreshore reserve width would be closer to 200m compared to the 150m that was settled on. The Port Beach Node has at least the same extent of recreational asset needs and is in a zone experiencing greater erosion compared to Leighton. Hence, it is demonstrably unacceptable that the proposed foreshore width at Port Beach would taper to being narrower than the inadequate reserve width at the Leighton Node. The reserve width at the Urban Node must be significantly wider than at the Leighton Node and increasing in width towards the southern end where erosion is greater.**
 - c. The existing reserve width at the Leighton Node has proved to be inadequate in providing for current recreational needs, especially in providing for the needs of the Leighton Surf Life Saving Club. The only opportunity to mitigate the inadequacies is for the WAPC to provide additional foreshore reserve width at the northern end of the Urban Node and in a manner that is functionally separate from the Port Beach node.**
 - d. The proponent has only provided a coastal planning assessment based on existing assets. These existing Port Beach assets are clearly inadequate in serving current needs. The current node fails to provide space for parklands, recreational areas away**



from the beach, sustainable dunes to provide protection from the sea breezes, or adequate parking. Furthermore, there has been no assessment or the types of community and commercial assets needed to serve the long-term needs of the regional community, noting that 70% of beach users come from South of the River, or the significant population increase associated with the Future of Fremantle area. For example, there is clearly a regional demand for additional surf club facilities, cafes and the like, but no spatial assessment has been carried out to ensure the reserve width will accommodate such needs now or in the future. The requirements of SPP2.6 can not be satisfied by only seeking to accommodate the demonstrably inadequate existing assets.

- e. The assessment of reserve width remaining at the 100-year planning (Fig 5.1 in the coastal assessment) highlights the inadequacy of the proposed foreshore reserve especially towards the southern end. The diagram highlights that the only way the reserve could be considered sustainable is to accept the need for radical coastal engineering devices that the community and Council have consistently opposed. A reliance on engineered solutions is inconsistent with SPP2.6 when there is ample opportunity to accommodate additional reserve width at this stage of planning.***
- f. The unique characteristics of the North Fremantle Peninsula are currently fragmented into several disconnected cells that fail to benefit from the tremendous lifestyle and commercial opportunities that the area can deliver. The further planning of individual transport corridors for each transport mode, all separated from each other and the urban cells around them, will only exacerbate the disconnect that already plagues the peninsula. The proposed North Fremantle Integrated Transport Design Study provides an opportunity to address the disconnect by exploring how regional movement needs can be integrated with connected urban environments. In particular, the eastern edge of Urban Precinct, the land between it and the North Fremantle Town Centre, and the Town Centre itself must be considered through a single planning process to properly identify how the regional north-south transport activity can be integrated with local east-west movement and connectors.***
- g. The proponent's assumption that their land can be developed independent of the potential upgrades to the surrounding movement network is a recipe to create another isolated and unintegrated cell of development. It is a proposal that seeks to ignore the need to complete the critical transport planning first. There is a genuine risk that the cell of development will essentially turn its back to the unresolved transport corridor rather than genuinely integrate with it.***



- h. The proponent offers only the opportunity for a 70's style grade separated crossing solution between the Urban Precinct and the rest of North Fremantle. The Council expectation is for fully integrated east-west connectivity between the Town Centre and the Port Beach foreshore node. Until such time as the Transport Design Study is completed, it remains premature to consider urban development along the eastern edge of the Urban Precinct***
- i. While it is noted that the proponent is not advocating for the Curtin-Stirling link which is proposed by MRWA, the Council notes its fundamental opposition to the concept. In the tight confines of the peninsula, the possibility of grade separated road flyovers is diametrically opposite to the integrated urban outcome that is needed. The only acceptable resolution of the north-south transport corridors is to investigate grade separated rail options, including the possibility of an elevated rail option. It is imperative that such a fundamental change in the transport typology is understood prior to development. A grade separated rail network will also generate the possibility of east-west urban road connections that link between Stirling Highway and an extended Curtin Avenue, and by logical extension provide access into the Urban Precinct and connectivity to the Town Centre. Again, this highlights why the Transport Design Study needs to be completed first to inform how the Urban Precinct can better integrate with its surrounds.***
- j. The Future of Fremantle studies and those related to the new bridge sought to bypass meaningful consideration of how to resolve the regional transport network through the peninsula. That is why the North Fremantle Integrated Transport Design Study is now an essential prerequisite to further development. However, the proponent relies on the initial transport concepts in the Future of Fremantle report to suggest their developments can progress independently of potential short and long-term changes in the transport networks. It is considered fundamentally premature to assume that the transport networks are resolved sufficiently to give the certainty needed once land is zoned Urban. This is particularly concerning at the southern end of the Urban Precinct in relation to both the alignment of Curtin Avenue, the rail corridor, and the ultimate location and number of future river crossings.***
- k. The triangle of government-controlled land to the east of the Urban Precinct continues to be treated in isolation of the Urban Precinct. It remains concerning, especially where that land widens to the south, that this land may continue to act as a barrier to east west movement rather than be seen as an opportunity for urban integration.***



- I. This particularly relevant to the prospect for the North Fremantle Station to be relocated in a way that ensures it is encompassed by an urban station precinct. Likewise, the significant quantity of government land locked up in the triangle must be allowed to reach its full potential by being planned as part of an integrated urban precinct rather than being blighted as left-over unplanned land.***

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-16 CITY PLAN: CITY CENTRE

Meeting date:	27 August 2025
Responsible officer:	Manager Strategic Planning and City Design
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Fremantle City Plan Engagement Report Phase 12. Fremantle City Plan Engagement Report Phase 2 Appendix3. City Plan: City Centre

SUMMARY

This report summarises the extensive engagement process undertaken to develop the City Plan and outlines how community and stakeholder feedback has been considered and incorporated.

Phase 1 and Phase 2 Community Engagement Reports, shown in Attachment 1 and 2, provide detailed information on the engagement process and specific feedback received.

It is anticipated that the City Plan will now guide the review of statutory planning instruments; public realm priorities; and advocacy for key city projects and initiatives.

The final version of the City Plan, shown in Attachment 3, is presented to Council for adoption.

BACKGROUND

The City Plan project began in mid-2023 as a strategic urban design initiative to guide Fremantle's future growth. As a spatial companion to the Strategic Community Plan, it sets high-level direction on key issues including culture, heritage, development, affordability, greening, and transport.

At the Ordinary Meeting of Council on 28 May 2025 – Council resolved to:

- 1. Authorise the Chief Executive Officer to release the draft 'City Plan: City Centre report (Draft - Phase 2 Community Engagement May 2025)' as provided in Attachment 1, for the purpose of extensive community consultation.*
- 2. Notes that any submissions received during the consultation period will be presented to Council for consideration.*



3. *Request the Chief Executive Officer initiate a structured process to facilitate a thorough elected member review of the plan prior to the presentation of a final draft to Council for adoption consideration by the end of August 2025.*

These steps have now been completed, and the *City Plan: City Centre* report is ready to be presented to Council as a final draft for adoption consideration.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Sustainable growth in city centre population

- A higher density City with a diverse range of housing options being available in the city centre that cater to multiple demographics.

Thriving City - Vibrant and active city centre

- Key city centre places are activated by a diverse program of both programmed and community-driven events and activities.

Creative City – Events and programming celebrate Fremantle's unique and diverse creative and cultural identity

- A diverse program of events is inspired by Fremantle's unique identity and accessible by all members of the community.

Resilient City – An educated and empowered community that seeks to mitigate the causes and effects of climate change

- A community that drives the greening of the city and neighbourhoods which increases the tree canopy.

Inclusive City – A welcoming and inclusive City for all members of community

- The City's services, programs and places are welcoming, safe, accessible, and affordable.



CONSULTATION

Using the City of Fremantle’s Community Engagement Policy as a guide, the City Plan project was identified as having a high, city-wide impact, affecting a large area within the City of Fremantle. Accordingly, our engagement level—based on the IAP2 Public Participation Spectrum—included informing, consulting, involving, and collaborating with the community. We used the full range of engagement methods available, including focus groups, workshops, working groups, surveys, online tools, face-to-face meetings, public events and exhibitions, as well as feedback and submission forms.

Phase 1 Engagement

The first phase of community engagement took place over a three-month period in mid-2024. During this time, the City received over 250 contributions through six community workshops, online surveys, and interactive mapping tools. Around 1,350 individuals participated in the engagement process.

The feedback provided valuable insights into community values, aspirations, and priorities. It has shaped the strategic directions and actions outlined in the draft report, including: prioritised transformation of key areas within the City Centre; the importance of heritage conservation and activation; housing affordability; improved transport systems; support for Fremantle’s unique cultural identity; and investment in significant urban greening and streetscape improvements.

Phase 2 Engagement

The draft City Plan was made available to the public across June and July of 2025 – advertised through exhibition events and online through My Say. During this period, we received an additional 41 submissions, with 84% of respondents indicating they were supportive or somewhat supportive of the Draft City Plan. These comments have been incorporated into this final version of the Plan where appropriate.

City Plan Working Group

Feedback on the progress of the City Plan has been provided by the City Plan Working Group, comprising Mayor Fitzhardinge, Councillor Archibald, Councillor Graham and Councillor van Dorssen as Chair. The Working Group has convened on seven occasions, beginning in February 2024.



Most recently, all Elected Members were invited to participate in a thorough review of the Draft Plan in a workshop on the 24th July to:

- Hear the feedback from the final round of community consultation;
- Provide Elected Member feedback ahead of final adjustments being made to the City Plan, for Council to consider adopting.

OFFICER COMMENT

Key stakeholder input:

Department of Planning, Lands and Heritage / Future of Fremantle team – Reported that discussions with the City were productive and emphasised the importance of aligning the *City Plan: City Centre* with the *Future of Fremantle Vision*. Their feedback focused on correcting factual details, better recognising the City's role in the Vision process, and ensuring proposed land uses and projects are consistent with the Vision's intent—particularly for Victoria Quay, North Quay, and the Northern Gateway. In the final report, many of these comments were incorporated. In diagrams and maps—particularly at the precinct scale—we made a clear effort to indicate that detailed opportunities for Victoria Quay and South Quay areas will be determined through future precinct planning.

Fremantle Ports – thankful for the opportunity to provide feedback. Gave minor high-level comments on the draft plan, which have been addressed. Fremantle Ports expressed their general support for the vision set out in *City Plan: City Centre*. The City of Fremantle and Fremantle Ports will continue to collaborate on various initiatives, including ongoing planning for Victoria Quay, the Cliff/Phillimore Street intersection, *City Plan: North Fremantle*, and improving pedestrian connectivity between Port lands and the City Centre.

Department of Transport and Major Infrastructure (DTMI) – DTMI supports the overall vision of the City Plan and has provided detailed input through its Maritime and Urban Mobility teams. Key matters included walkability, future bus routes, and continued collaboration on the Fishing Boat Harbours precinct. Most suggestions were incorporated, though the City maintains a preference for a primary commuter cycling route along Parry Street, rather than the freight/train line alignment proposed in DTMI's Long Term Cycle Network.

Public Transport Authority (PTA) - The PTA strongly supports the Plan's emphasis on public transport, walking, and cycling as the primary modes of access to the City Centre, with parking concentrated around the periphery. This aligns with the City's aim to reduce car dependency and supports activation of the Victoria Quay waterfront, including safer and more direct access across the rail corridor.



PTA also supports precinct improvements and potential development opportunities near stations, provided they do not compromise existing or future public transport services, and emphasises the need for early engagement and compliance with PTA requirements for works near its infrastructure.

PTA provided an extensive list of comments relating to bus operations and the proposed bus interchange adjacent to Fremantle Station, as well as mid-tier transport planning and considerations for development opportunities on PTA-owned land. We have adopted PTA's suggested changes, including clarifying visualisations in the "Liveable City" section to better highlight different transport modes and improve legibility, and noting that "mid-tier" transport planning may alternatively be addressed through bus priority measures. We have also made clear that all visualisations are "artist impressions" and should be viewed as potential opportunities rather than concrete proposals.

We acknowledge the differing positions on the bus interchange location: the City's preference for buses to access the train station and bus interchange via Queen Street (rather than Market Street) is not supported by PTA, who note the change would increase travel times and reduce efficiency for bus-train transfers. The City believes its approach would significantly improve pedestrian safety and connectivity between the City Centre and the station.

We also note PTA's caution regarding future development proposals within 100 metres of the Fremantle Railway Corridor. While recognising this concern, the City will continue to advocate for innovative and affordable development models in such locations, drawing on examples from successful projects along railway corridors in cities around the world.

Changes to Draft City Plan:

Changes to the Draft Report are tracked and listed below. The City Design team assessed all feedback to identify priorities and determine which suggestions to adopt in the final version. To maintain objectivity, we have anonymised the sources of comments that led to changes.

- Cover Page & All Pages: Adjusted title block and page dates
- Page 4: Added Mayor's foreword
- Page 7:
 - Updated LGA population figures from 2021 Census to 2025 (Forecast ID estimate)
 - Adjusted labelling and project area boundary to clarify extents and relationship with State Government Future of Fremantle project



- Page 9: Added details on Phase 2 engagement, including notes on the 'What If' event
- Page 11: Changed heading from 'SCP' to 'Strategic Community Plan'
- Page 15: adjusted text to explain the relationship between City Plan: City Centre and Future of Fremantle work by DPLH
- Page 21: Added information on total engagement numbers across Phases 1 and 2
- Page 22: Updated key principle 'Liveable City' to include "to & along the waterfront" and revised diagram to connections across the waterfront
- Page 23: Removed the word 'unique' from the vision statement
- Page 25: Added a special cultural precincts layer
- Pages 26 & 27: Changed 'Events Everywhere' to 'Distributed Events'
- Page 31: Updated label to 'Mixed-Use Precinct' at FBH
- Page 33:
 - Revised text on activating the waterfront to reflect aligned wayfinding between City and State Government
 - Added text about action for streetscape renewal under 'Unlock Tricky Sites'
 - Replaced comment on rates with a note on leveraging private investment for streetscape renewal
- Page 34: Updated text to highlight that vacant retail spaces will gradually fill over time as City Centre population increases
- Page 38: Added note about supporting emerging decentralised infrastructure such as EV chargers, solar power generation to be incorporated in future within 'A network of open space'
- Page 41: Included reference to Collie Street and Essex Street as equally important waterfront connections
- Page 43:
 - Edited text to highlight statistics refer to Fremantle as a suburb rather than City Centre area.
 - Labels referring to community rec. opportunity in VQ waterfront have been adjusted to highlight they are "opportunities" rather than fixed ideas.
- Page 45:
 - Expanded text on responding to diverse housing needs, emphasizing a wider mix of housing supply
 - Revised housing target so the 20% applies only to government housing projects/government land
- Page 49:
 - Adjusted transport mode colours for better legibility
 - Added mention of bus priority and opportunities for stronger waterfront connections between precincts



- Page 56: Added Point 10 (5–10 years) highlighting the station forecourt and bus interchange project
- Page 57: Extended Housing Action Plan timeline to the end of 2027
- Pages 61 & 68: Added hatch over Victoria Quay to indicate it is subject to future precinct planning
- Pages 68–69: Added strategic cultural connection—the 'Cultural Precinct Arc' linking FLC, FAC, and Cantonment Hill
- Page 64: Emphasized Collie and Essex Streets as key connections between the City Centre and waterfront
- Page 69: Strengthened pedestrian connection linking Fremantle Park, Leisure Centre, Arts Centre, etc.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2508-16 **(Officer's recommendation)**

Moved: Cr Ingrid van Dorssen

Seconded: Cr Jenny Archibald

Council:

- 1. Receives the community engagement reports for Phase 1 and Phase 2 of the City Plan engagement process, as provided in Attachment 1 and Attachment 2.**
- 2. Adopts the *City Plan: City Centre* as provided in Attachment 3; noting the plan will guide the review of statutory planning instruments; public realm priorities; and advocacy for key city projects and initiatives.**

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-17 RECOMMENDATION ON ADOPTION OF LOCAL PLANNING STRATEGY

Meeting date:	27 August 2025
Responsible officer:	Manager Strategic Planning and City Design
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Local Planning Strategy Parts 1 and 2 - Final Draft2. Local Planning Strategy - Part 1 - Track Changes After Advertising3. Local Planning Strategy - Part 2 - Track Changes After Advertising

SUMMARY

This report discusses the process of liaising with the Western Australian Planning Commission (WAPC) and the outcome of community consultation on the draft Local Planning Strategy.

This report recommends that Council recommend that the WAPC endorse the local planning strategy with amendments as shown in Attachment 1.

BACKGROUND

The *Planning and Development Act 2005* (the Act) requires that each local government prepare a local planning scheme "with the general objects of making suitable provision for the improvement, development and use of land in the local planning scheme area; and making provision for all or any of the purposes, provisions, powers or works referred to in Schedule 7." (cl. 69).

The Act requires that local planning schemes be reviewed every 5 years.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide further guidance on the content and review of local planning schemes, including a requirement that each local government submit a 'report of review' of each operational scheme for the approval of the Western Australian Planning Commission (WAPC) within a certain time period.

On 26 February 2020, Council considered a review of the Local Planning Scheme 4 (LPS4) and resolved that it was satisfactory in its existing form but should be maintained based on an agreed program of projects and scheme amendments. It then recommended to the WAPC that the City of Fremantle's Local Planning Strategy (2001) be reviewed and updated to reflect strategic direction and amendments progressed by the City and include additional commentary on housing and activity centres consistent with relevant state planning policy.



The WAPC considered Council's recommendation in August 2020 and indicated that because of the age of the planning strategy and the fact that the WAPC had not formally approved the previous version, a new strategy should be prepared. WAPC also advised that while the City's LPS4 is acceptable in the short-term, it would not support further substantive amendments until the City's strategic intent was clarified through the local planning strategy process.

The direction of planning reform is also seeing an increase in performance-based decision-making, potentially taking increased direction from the Local Planning Strategy. As a consequence, strategy may become increasingly important not just in explaining the rationale for scheme content but also in informing ongoing challenges and changes to it. The contents of the draft Strategy will inform changes to the Scheme in the upcoming review.

The draft Local Planning Strategy was referred to the 7 September 2022 Planning Committee meeting, where it was resolved that:

Council adopt the draft Local Planning Strategy provided in Attachment 1 and 2 for the purposes of public advertising and, in accordance with Regulations 12 of the Planning and Development (Local Planning Schemes) Regulations 2015, refer it to the Western Australian Planning Commission for pre-advertising certification subject to the following amendment:

- 1. That Part 1 and Part 2 of the LPS is consistent around the economic (employment figures) associated with the current Port, being up to 8,000 jobs (at least 2,000 directly employed, and up to 6,000 indirect jobs.)*

The draft Strategy was subsequently referred to the WAPC for permission to advertise. Since that time, the City has been working with the Department of Planning, Lands and Heritage (DPLH) to modify the Strategy to get it to the point where they could recommend support to the WAPC. This iterative process involved broad changes such as:

- Refining the actions in Part 1 to better identify specific planning outcomes rather than broad objectives, some of which did not come under the purview of a planning strategy.
- Including additional background analysis in Part 2 on items such as population projections, dwelling numbers and retail needs;
- Incorporating aspects of the Future of Fremantle plan, the draft City Plan: City Centre, and the Strategic Community Plan 2024-2034, which were released during this process;
- Modifying the Strategy to fit the manner and form required by the WAPC.



At first glance, the revised Strategy appears substantially different from that presented to the Committee in 2022, however, the overall intent and objectives remain the same. These can be summarised as:

- A consolidated revitalised City Centre, 'Perth's second city', a place of excitement, culture and core centre functions servicing a growing local, regional and international population.
- Population growth, housing diversity and planning for differing needs in well serviced locations focusing on development areas, transit corridor and contextually appropriate infill and varied housing typologies.
- Acknowledgement of the Aboriginal and European history of the place and conservation of built Heritage.
- The climate emergency, protection of the natural environment and sustainable urban and built form.
- Economic diversity including strengthening connections to south-west, and enhancing knowledge-based, blue and creative economies.
- Maintenance of a fine grain, highly walkable environment with high levels of amenity and quality public spaces, as well as improved connections and active transport throughout the region to allow ease of movement for people and goods.
- Review and provision of more efficient and effective utilisation of infrastructure to optimise community benefit.

The items below were also identified as key inclusions in the original draft presented to Council and are maintained in the most recent version, albeit sometimes in a more refined manner:

Key Spatial Project Highlights

As well as ongoing monitoring, maintaining opportunities, advocacy, promotion and continued support of initiatives and work that is in line with the planning directions and/or state government planning and processes, the Local Planning Strategy highlights the following actions:

- Concentrating any density increases around important nodes, such as District, Neighbourhood, or Local Centres in close proximity to public transport and daily shopping.
- Review of retail potential and centres hierarchy in light of projected population growth and changes in the retail sector.
- Progressively update the City's policy framework.
- Maintain and refine its heritage protection framework.
- Update structure plans (as required).
- Rationalise development zones once built out (as required).



- Review Mixed Use zoning and controls.
- Placing parking requirements into a local planning policy and reviewing criteria
- Review development opportunities along the planned South Street and Cockburn rapid transit corridors if and when the state government confirms detailed planning, mode and funding commitment to these.
- Investigate local opportunities for 'smart' low impact infill in established neighbourhoods.
- Review success of inclusionary zoning / bonus provisions for incorporation of affordable and adaptable housing.
- Develop public realm and key open space area plans.
- Review the design principles and terminology in the scheme to better align with the subsequently adopted State Planning Policy 7.0, and expectations of design quality.
- Review of opportunities to ensure equitable development contributions toward infrastructure and public open space upgrades necessary to sustain population increase (taking into account the implications of these on development feasibility).
- Advocate for mid-tier transport and increased alternate modes of transportation along key urban corridors.

More detailed planning in the following 'Planning Areas' shown on the Strategy map:

- A. Fremantle City Centre Activity Centre: Incorporating elements of the City Plan: City Centre. It is proposed to use a precinct planning approach to guide continued evolution of the City Centre optimising its attributes (factor in entertainment noise and changes in retail).
- B. North Fremantle Activity Centre: Identifying land use mix and layout taking into account cadastral and heritage constraints and current designated role as a District Centre (in conjunction and potentially influenced by Future of Fremantle and development at McCabe Street).
- C. North Fremantle Urban Deferred Precinct: Recognise the recently released Future of Fremantle report, the City's current strategic work in the area, and the ongoing conversations with key stakeholders.
- D. Heart of Beaconsfield: To advance the masterplan for these strategic sites.
- E. Intensification and Urban Corridors as provided on map: Investigate opportunity for increased density within nodes along urban transport corridors such as South Street, South Terrace, and Stirling Highway.



On 25 June 2025, the City received permission to advertise the draft Strategy from the WAPC. This report discusses the outcomes of that advertising and proposed changes to the Strategy prior to referring it back to the WAPC for final approval.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

The process for adopting a Local Planning Strategy is set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). Council's recommendation will be forwarded to the WAPC, who will in turn make a recommendation to the Minister for Planning, who is the decision-making authority.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Resilient City – A focus on planning for a stronger and more resilient future

- A contemporary planning framework considers the changing needs of our community amid challenging economic times while ensuring our built environment is resilient to changes in climate.

CONSULTATION

In accordance with the Regulations, the Local Planning Strategy was advertised for 21 days, ending 25 July 2025. At the end of the advertising period, four submissions were received: One in support, one somewhat supportive, and two providing comments. These responses are provided below in italics, followed by an Officer response.

The "economy" and the "market" are mentioned much more often than key words for vulnerable groups such as "LGBTQ", "indigenous", "homeless", "migrant", etc. More discussion/action should be included around vulnerable groups and the impact of the built environment.



Planning Strategy actions are predominantly limited to those that can be enacted through the planning and development framework. Table 2 Issue/Opportunity 2: Housing includes a number of actions related to vulnerable groups such as undertaking a housing analysis to determine community needs, investigate innovative housing models that support affordability, investigate opportunities to incentivise housing diversity (particularly for affordable housing). In addition, a new action has been added to advocate for affordable and social housing initiatives to be embedded into the state planning framework.

From research and discussions on the City Plan: City Centre with stakeholders, it is clear that a statewide approach is needed for social housing, otherwise developers will shift around to other local governments where any social housing measures don't apply in order to boost their returns.

Outside of the planning framework, the City is working on initiatives to increase housing for vulnerable groups. For example, the City is investigating partnering with organisations to use City-owned land for affordable development.

Under section 4.2.2 – Future Urban Intensification Area in North Fremantle:

1. "Coastal Foreshore Parks and Recreation Reserve" states that further investigation is required into the extent of land needed for coastal foreshore Parks and Recreation Reserve. Significant work has already been undertaken to support the MRS amendment that has ultimately resulted in rezoning to Urban Deferred and Parks and Recreation Reserve based on a review of coastal modelling. While we recognise the importance of continuing the dialogue on this subject, we respectfully request that the work already done by the precinct landowners be recognised in any ongoing consideration.

The request for a Metropolitan Region Scheme (MRS) amendment to rezone the Urban Deferred land in North Fremantle to Urban has been referred to the City by the Department of Planning Lands and Heritage for comment. A report will be presented to Council for a recommendation, however, Councillors have expressed some concern regarding whether the existing reserve is sufficient to cater for future coastal processes. Until such time as a decision is reached, it is recommended that the existing strategy wording remain unchanged. Ultimately, however, any decision on the reserve boundaries will be made by the Western Australian Planning Commission. It is also noted that nothing in the current action precludes taking into account the work undertaken in relation to the MRS amendment and Future of Fremantle.

2. "Coastal erosion" -The work undertaken for the Future of Fremantle Place and Economic Vision highlighted the positive benefits of protecting this part of the coastline, and we believe that the prospect of coastal protection measures being



installed as a part of future planning for the broader area would have considerable community benefit. We therefore request that this prospect should be recognised and included in any ongoing study of coastal processes.

As above, the existing wording references "the most up-to-date science and information" and, in this way, does not preclude consideration of recent projects.

3. *"Future Fremantle Planning" – We are concerned that this statement implies that planning in the North Fremantle Urban Precinct might be hampered if the Future of Fremantle planning is not further advanced. We therefore request that this statement is altered to the effect that, while it recognises the Future of Fremantle planning as a relevant consideration, any future planning for the North Fremantle Urban Precinct should not be hampered by the longer term actions associated with Future of Fremantle planning.*

City Officers agree that Future of Fremantle planning has progressed since the Strategy was first drafted and State visioning for the Port should be considered but not hamper development elsewhere. Wording has been amended to be "Ensuring that urban integration and development in the area is generally in keeping with the Future of Fremantle vision."

Section 4.2.1 Activity Centres:

4. *We note the description of the centre as being faced with many challenges due to the physical and cultural constraints of the site, as well as its ability to physically connect with its catchment. We suggest the City might consider a more disaggregated model that sees different components of the centre (eg a supermarket) located in more viable locations.*

City Officers have recently completed consultation on the City Plan: North Fremantle, which canvassed just such an outcome. Community opinion was split on the matter. However, existing development in North Fremantle is congregating around nodes due to restrictions on land and heritage in the centre zone. This is particularly evident in the structure plan documentation for 140 Stirling Highway, North Fremantle, which indicatively proposes substantial shopping opportunities. Wording in the Strategy has been amended to consider, but not commit to, a disaggregated model at this time.

Reference to the North Fremantle Future Urban Precinct should identify it as a regeneration area that is informed by the outcomes of the Future of Fremantle. Currently the Strategy lacks acknowledgement of the significant body of work undertaken by the Future of Fremantle and instead presents the Precinct as being restricted by various factors required be resolved ahead of advancing urban development. We therefore recommend:



- 1. Including future structure planning for the Precinct as a priority action to address detailed planning considerations; and*
- 2. Updating the Strategy Map to provide a 'Future Urban Regeneration' overlay to the Precinct, in recognition of the Future of Fremantle.*

The Future of Fremantle is a vision document that sits outside the statutory planning framework. References have been made to it within the Strategy as a consideration but without binding commitments until such time as it is given statutory weight. The urban precinct has been identified as a planning area and the MRS zoning to Urban is currently being considered but not yet approved. Progression of a structure plan is identified as an action in Table 9.

Table 7: North Fremantle District Centre Planning Actions: Investigate a district level structure plan that may identify new district, neighbourhood or local centres within North Fremantle.

A district level structure plan will duplicate the Future of Fremantle work and the detailed planning investigations that are currently being undertaken as part of the Precinct Structure Planning for the North Fremantle Urban Precinct. We therefore recommend that the future planning for the North Fremantle Town Centre be supported by a Precinct Structure Plan of its own, rather than a district level structure plan.

The district level structure plan is intended to tie into the Future of Fremantle work by investigating a disaggregated model of development as discussed in the comment above. It will also provide a model of access links (road, rail, bike, and pedestrian) to connect the existing North Fremantle urban areas to the Future of Fremantle area. These connections have been left vague in the Future of Fremantle vision but are key to making the area work as an integrated whole.

We recommend the Strategy be updated to reference more contemporary coastal planning than the 2017 Port, Leighton and Mosman Park Beaches Coastal Adaption Plan. Specifically, it should reference the work undertaken as part of the Future of Fremantle and the investigations as part of the Urban Deferred MRS zoning.

As above, City Officers note that the MRS referral is in progress and that the Strategy does not preclude consideration of that recent work.



In addition to the above, letters were sent to state agencies and adjoining local governments seeking comment. Comments were received back from:

- Department of Health
- Department of Planning, Lands and Heritage (DPLH)
- Department of Premiere and Cabinet
- Department of Transport and Major Infrastructure (DMIT)
- Department of Water and Environmental Regulations (DWER)
- Fremantle Port Authority (FPA)
- Housing Authority
- Main Roads WA
- National Trust
- Town of East Fremantle
- Town of Mosman Park
- Tourism WA
- University of Notre Dame
- Western Power

Predominantly, these stakeholders were satisfied with the direction of the scheme. Some changes were made in response to some of the comments received. A summary of the changes made and the relevant agency comments are provided below:

Agency	Changes Requested	Response
DBCA	Consideration should be given to estuary level rise on open space and adjacent land uses, inclusive of inundation and erosion risks. DBCA recommends the issues arising from estuary level rise on built and natural foreshore assets are considered in a local foreshore assessment to inform adaptive management measures. The foreshore assessment can be supported by DBCA's foreshore risk identification and mapping project. Further, the foreshore interface between the river and urban areas will need to address public and private interface and how the demand for recreational activities will be accommodated while attempting to preserve and enhance the riverine environment.	Added into Table 4 action g.



	<p>DBCA recommends that the local planning framework be supported by the development of a coastal hazard risk management and adaptation plan across the local government area.</p>	
	<p>Public open space planning Residential communities and population growth place increasing demand on public open space provision throughout the local government area. This is expected to increase demand for recreational use and development near foreshore areas. As such, DBCA recommends a review of open space provision, particularly in the context of the Swan River. This should also consider the potential for expansion of the foreshore area by realignment (or closure) of local roads and consolidation of car parks.</p>	<p>Added into Table 4 action g to consider foreshore expansion based on risk identification, foreshore management practice, and CHRMAPs. This would also be included in any public open space review.</p>
	<p>Transport network and connectivity DBCA supports the expansion of pedestrian and cyclist networks to encourage public access to foreshore areas, and connectivity with the broader locality. The Swan River Crossing project provides an opportunity to enable north-south connections and the enhancement of open space. DBCA recommends the inclusion of an east-west connection on the northern foreshore between the traffic bridge and Stirling Hwy. This is supported by the City of Fremantle’s Bike Plan 2019-2024 and DBCA’s draft Jenalup (Blackwall Reach) Locality Plan.</p>	<p>Noted. This connection is included in the City’s Bike Plan, which is currently being reviewed.</p>
	<p>Bushfire management DBCA supports the management of bushfire risk by ensuring that development is able to manage bushfire risk adjacent bushfire prone areas.</p>	<p>Noted</p>



	<p>However, DBCA does not support the management of vegetation in Regional Open Space at 'low-threat' or of a lower vegetation class to support further intensification of adjacent land uses. In accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, planning proposals should satisfy bushfire protection requirements within the boundaries of the land being developed, and not impact on the bushfire and environmental management of neighbouring foreshore reserves.</p>	
DMIT	<p>Following a public reform process, Department of Transport (DoT) changed to Department of Transport and Major Infrastructure (DTMI). All references to DoT have been updated to DTMI.</p>	<p>Changed throughout both parts.</p>
Dept. of Health	<p>The vision should include direct reference to enhancing the public health of the community, and provide links to the City's Local Public Health Plan.</p>	<p>The Strategy vision is "A unique, resilient and liveable city where everyone belongs." While the vision does not specifically include 'public health', it is considered as part of the liveability. The City's Local Public Health Plan is currently being formulated.</p>
FPA	<p>1. Additional comment to be added to the Port section of Part 1 – cl. 3.3: <i>The western end of Victoria Quay has already been rezoned to allow redevelopment as a cultural and tourism-based precinct. Being adjacent to the Fremantle city centre and Fremantle train station, this area has the potential to create significant growth in business activity and employment. Precinct planning, along with better connectivity between the</i></p>	<p>1. Added 2. Added 3. Amended 4. Amended and remaining items relocated to the City Plan – City Centre. 5. Added 6. Added</p>



	<p><i>City and Victoria Quay is needed to enable this.</i></p> <p>2. Requested new action in Part 1 - Table 3 as follows: <i>Work collaboratively with Fremantle Ports to support the continued transformation of Victoria Quay into a vibrant waterfront destination for tourism and trade, to support increased visitation, recreation and employment that is complementary to the broader City Centre.</i></p> <p>3. Part 1 – Table 3 - Action (m.) point i. be altered to include reference to specific infrastructure upgrades previously identified by the City as follows: "i. Rail Crossing Improvements – to connect City to Waterfront including:</p> <ul style="list-style-type: none">• Cliff Street/Phillimore Street intersection• Fremantle Train Station pedestrian crossing (west of station)• Parry Street proposed vehicle crossing" <p>4. Part 1 – Table 3 – Action m – Several of the included items are not relevant to the Port.</p> <p>5. Part 1 – Table 5 – New Action: <i>Work collaboratively with Fremantle Ports and the PTA to improve pedestrian and vehicle connections across the rail line and better integrate Victoria Quay with the City Centre.</i></p> <p>6. Part 1 – Section 4.2.1, request a new comment be included: <i>The western end of Victoria Quay presents a distinct opportunity within the City Centre as an area</i></p>	
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	<i>that has been converted from active port into a public space. This area has already seen several significant developments and has the potential to offer much more in terms of employment and amenity.</i>	
Main Roads	<ol style="list-style-type: none"> 1. Figure 5 of the Draft Local Planning Strategy highlights a section of Canning Hwy west of Stirling Hwy as an Other Regional Road (area bounded by dark blue line). From a statutory perspective, it should be noted this section is a Primary Distributor under Main Roads care and control and forms part of Main Roads road network, which extends into Victoria Quay. 2. Figure 5 of the Draft Local Planning Strategy (LPS) indicates South Street and Cockburn Road as Future Rapid Transport Routes. While these routes have been identified as proposed high-priority transit routes in the State’s Strategic Planning Framework Perth and Peel @ 3.5 Million – The Transport Network, the Framework clarifies that “All non-Stage 1 METRONET public transport proposals are subject to further investigation and will be refined as part of a future review of the frameworks”. It is recommended that a similar disclaimer be added to the City’s Draft LPS Map. 	<ol style="list-style-type: none"> 1. Map has been amended. 2. Note has been added.
Town of Mosman Park	<ol style="list-style-type: none"> 1. Suggested some actions be amended to include a collaborative approach with adjoining local governments, specifically in relation to: <ol style="list-style-type: none"> a) extending or amending structure plans; 	<ol style="list-style-type: none"> 1. Wording of these actions has been amended to include consideration of adjoining local governments, as they may be impacted and there is benefit to a coordinated



	<ul style="list-style-type: none"> b) Monitoring North Fremantle for new Neighbourhood or Local Centres; c) Planning for McCabe Street and Knutsford Street development areas; d) Investigating a North Fremantle District Structure Plan; and e) Implementation, promotion and possible expansion of the Leighton-Port Beach foreshore reserve, planning for McCabe and Knutsford Streets. <p>2. Suggested inclusion of development of an Aboriginal cultural context document with neighbouring local governments that share significant sea and river to expand the stories across the region.</p>	<p>approach across local governments.</p> <p>2. City Officers do not object in principle. However, Officers question whether such a document falls within the planning framework and, therefore outside the limitations of a local planning strategy. Additionally, other internal City teams are involved in Aboriginal cultural context and outreach, so many of the actions that may be included in such a document are already being carried out.</p>
<p>University of Notre Dame</p>	<p>The City should take the opportunity to liaise with the University to ensure the Strategy is in line with the University Master Plan.</p>	<p>The strategy is a high level document setting out a 10-15 year timeframe for planning matters, and is focused on objectives and investigation of future planning instruments rather than setting out specific criteria now. However, there are many existing actions within the strategy that align with the UNDA masterplan. This includes intentions to increase soft landscaping and tree canopy, enhance pedestrian activity, cyclist experiences, and promotion of public transport, which are consistent with the aims of the UNDA masterplan. The strategy also speaks to better connecting the City Centre to the waterfront and encouraging more streetscape activation. In this respect the increased activation of existing UNDA assets and year-round</p>



		<p>usage of the campus is supported.</p> <p>In consideration of the comments on student housing and the City’s collaboration with UNDA on investigations into that, Officers have added an additional action item to investigate built form guidance for alternate housing models, such as student housing and co-living, as these are not currently captured by the R-Codes.</p>
<p>Western Power (WP)</p>	<ol style="list-style-type: none"> 1. The Local Planning Strategy incorporates a map containing existing and future transmission infrastructure including substation/terminal site(s) as well as easements and safe clearance corridors. 2. Request to include consideration of the below as an action: <ol style="list-style-type: none"> a. Special Control Area provisions for electricity transmission infrastructure. b. Indication of statutory planning mechanisms, including Structure Planning provisions and referral to Western Power during the development application process to mitigate against development encroachment. 3. The City reviews PlanWA for further context and updated forecasting during the preparation of the Strategy. 4. The Edmund and Amherst St substation and WP land is an area for further discussion between the City and WP. 	<ol style="list-style-type: none"> 1. Added to Part 2 2. Added to Table 5 (p) 3. Noted 4. Noted – covered by 2. 5. Developer Contribution Schemes are already listed to consider as an action. This would include WP consideration.



	<p>5. Further discussion and investigation between both parties regarding opportunities and constraints, then detail consideration of Western Power electricity infrastructure within developer contribution schemes and land use permissibility within and in near proximity to Western Power electricity infrastructure (corridors and sites).</p>	
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OFFICER COMMENT

During the course of advertising the Strategy, the City Plan: City Centre was also put out for advertising. As the draft Strategy initially called for incorporating the City Plan into the Strategy, this work has been carried out concurrently. Only the elements within the City Plan: City Centre relating to the planning framework may be incorporated into the Strategy. These include:

- Planning-related priorities and actions from Part 2 of the City Plan have been added to Part 1 - Table 6: City Centre Planning Actions of the Strategy.
- All precinct plan diagrams from Part 4 of the City Plan have been added to Part 1 - 4.2.1 Activity Centres - Fremantle City Centre – Strategic Centre of the Strategy.
- Background maps and diagrams from the City Plan: City Centre Baseline Report and spatial maps showing the existing City Centre development from the City Plan have been added to new section 3.9.1 Spatial Background in Part 2 of the Strategy.

The actions relating to the area still call for investigation into a Precinct Structure Plan as set out in State Planning Policy 4.2: Activity Centres and as included in the earlier version of the Strategy. Such a structure plan (or similar instrument) would set out the built form and land use requirements specific to the area based on a needs assessment, and embed the actions of the City Plan into the statutory framework.



Other changes include:

- Action (n) added to Table 1 to advocate for social and affordable housing initiatives to be embedded in the state planning framework.
- Action (o) added to Table 1 to create design guidance for alternate housing types that are currently absent from the planning framework, such as student housing, co-living, etc.
- Action (g) added to Table 2 to consider local foreshore assessments and CHRMAPs of estuaries to determine impact of estuary level rise on built and natural foreshore assets. Use as a basis to inform adaptive management measures and consideration of the potential to expand foreshore areas.
- Action (h) in Table 2 calls for reviewing the Significant Tree and Vegetation Areas register and the Tree Protection planning policy for efficacy and investigating other options for tree protection and canopy increase.

Otherwise, the remaining changes made to the Strategy since originally presented to Council in 2022 are the result of comments from the Department of Planning, Lands and Heritage. The current draft is broadly consistent with that of the 2022 draft, but the actions have been modified to focus only on items that can be considered under the planning framework. The work of the Strategy has led directly to the Local Planning Scheme review.

The final version of the Strategy is in Attachment 1, with a tracked changes version showing changes made after advertising for Part 1 (Attachment 2) and Part 2 (Attachment 3).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



COUNCIL DECISION ITEM C2508-17
(Officer's recommendation)

Moved: Cr Jemima Williamson-Wong

Seconded: Cr Geoff Graham

Council:

- 1. Endorse the Local Planning Strategy with modifications as set out in Attachment 1 in accordance with Regulation 14 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**
- 2. Authorises the Mayor and Chief Executive Officer to sign the Local Planning Strategy, to be submitted to the Western Australian Planning Commission for consideration.**

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-19 ENSURING A CULTURALLY VIBRANT CITY

Meeting date:	27 August 2025
Responsible officer:	Manager Strategic Planning and City Design
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Minutes - Culturally Vibrant City (Noise) Working Group - 9 July 20252. Minutes - Culturally Vibrant City Noise Working Group - 23 July 20253. Discussion Summary - Stakeholder Workshop -31 July 20254. Minutes - Culturally Vibrant City (Noise) Working Group Meeting - Wednesday 6 August 20255. Summary Report - Culturally Vibrant City (Noise) Working Group

SUMMARY

This report has been prepared in response to a Notice of Motion passed at the Ordinary Meeting of Council held on 25 June 2025. It discusses preliminary investigations into ways of maintaining a culturally vibrant City by balancing the needs of residents and venues in relation to noise.

This report recommends that Council notes the findings to date and that further work will occur in regard to noise in the City Centre. It also recommends that Council advocate to the State Government for legislative reform of noise regulations, in order to provide a more contemporary framework, building from best practices learned from other States.

BACKGROUND

At the 25 June 2025, a Notice of Motion was resolved that Council:

- 1. Request the Chief Executive Officer to establish a CEO established Working Group to report back to Council with an initial report before September 2025 and provide more detailed recommendations for consideration before the end of this year including, but not limited to the following:*
 - Any changes required to ensure the planning framework, policies and operational practices acknowledge new developments in City Centres should be required to undertake appropriate measures to dampen external noise generated by cultural activities.*



- *That new residential and accommodation developments achieve a high level of sound mitigation through good design and acoustic performance.*
 - *Any changes to the City's policies or planning scheme to ensure venues providing cultural benefits to our city have robust sound attenuation requirements to minimise external noise impacts.*
 - *Opportunities to advocate State and/or Federal Governments for legislative reform and other outcomes that will allow our City to balance residential and tourism growth alongside vibrant cultural activities.*
 - *Recommendations on the implementation of any of the above.*
 - *Considerations on current and/or future enforcement best practices.*
2. *Note that Working groups are able to engage with external stakeholders and seek their advice through a variety of means, including convening roundtable discussions.*

In accordance with the above resolution of Council, the Chief Executive Officer formed the Cultural Vibrant City (Noise) Working Group. Following a call for nominations, the following members were appointed by the CEO.

Elected Members:

- Mayor Hannah Fitzhardinge
- Cr Andrew Sullivan
- Cr Ben Lawver

City Officers:

- Chief Executive Officer
- Director Planning, Place and Urban Development (Chair)
- Manager Field Services
- Team Leader Strategic Planning
- Manager Strategic Communications and Stakeholder Relations

The Working Group met on the following occasions:

- Wednesday 9 July 2025 (Minutes provided in Attachment 1)
- Wednesday 23 July 2025 (Minutes provided in Attachment 2)
- Wednesday 6 August 2025 (Minutes provided in Attachment 3)

In addition to the above working group meetings, the City held a workshop on Thursday, 31 July 2025, inviting a range of stakeholders from various hospitality related businesses in Fremantle, to participate in a round table discussion on 7 Draft Principles for noise management in the City. A summary of the discussion from this meeting is provided in Attachment 4.



A summary report of the outcomes from the working group, including a summary of matters discussed, findings and recommended responses to Council, is provided in Attachment 5.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

This item aligns with the City of Fremantle's Strategic Community Plan 2024–2034:

Liveable City - Sustainable growth in city centre population

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - A resilient seven-day economy

- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

An initial stakeholder workshop was convened to discuss a set of broad principles that would support further work in this area. (Refer to attachment for details.)

OFFICER COMMENT

Fremantle Context

The City of Fremantle has the twin objectives of maintaining the cultural vibrancy of the City Centre and increasing the population of residents and visitors. These objectives sometimes conflict with each other when it comes to matters of noise. The City's Planning Team and Compliance Team have been managing ongoing noise issues within the current legislative framework. A number of new developments within the City Centre have the potential to exacerbate the conflicts between noise-emitting venues (music venues, pubs, etc.) and noise-sensitive receivers (apartments, hotels, etc). Some noise complaints stem from a new development next to a noise-emitting development that have been operating for many years.



The City wants to support the ongoing sustainability of cultural venues, as they contribute to the desired vibrancy of the area. Equally so, increasing the base residential population of central Fremantle is a key objective to improving the overall sustainability of Fremantle in terms of environmental impact, economic development and a people-centred vibrancy throughout.

Northbridge, WA.

Circa 2019 the City of Perth and the State Government investigated the conflict between residential amenity and noise in the context of Northbridge. Noise mapping was carried out and a report was provided on possible noise mitigation efforts. The investigations into Northbridge noted the following:

- Existing Noise Regulations measure noise from the noise-sensitive receiver. This means that if a new noise-sensitive development opens nearby, the permissible noise emitted is reduced. This results in a continual moving of goalposts for noise-emitting development whenever a new noise-sensitive development begins operating.
- Existing Noise Regulations do not adequately take into account low frequency sounds associated with music (generally at the 63Hz and 125Hz ranges).
- Constructing or retrofitting existing buildings to sufficiently cater for low frequency noises would be prohibitively expensive, requiring an enclosed balcony of a minimum depth to stop the noise (it is noted that, in addition to the expense, some of the recommended improvements would likely conflict with Fremantle requirements to retain heritage buildings).

The Northbridge and Fremantle noise issues are not dissimilar from issues occurring in other Australian cities.

Practices around Australia

In other Australian states the state governments have amended their regulations regarding noise. The common approach, originating in Brisbane, is to designate an area as a Special Entertainment Precinct through the planning framework, often with a core and a frame/buffer area. Within these areas, buildings have additional requirements to cater for noise (both emitting and receiving). The state-based Noise Regulations are also modified to let local governments set noise levels based on local context and allow noise readings to be taken from a set point (e.g., 3 metres from the building) rather than from a noise-sensitive premise. This set point mitigates the issue of "moving goalposts" which otherwise occur when a new noise-sensitive premise opens close to a noise-emitting premise.



Under these regulations, the existing noise levels are measured, and acoustic consultants are required to respond to these existing levels rather than a baseline theoretical level or individual measurements when drafting their report and recommendations. In this manner, there is more certainty of requirements for both existing developments and new venues/residents moving into the area. It does not solve every issue, but it makes noise management substantially more manageable by providing a more context-specific framework.

The Northbridge approach was based on the Brisbane approach. However, action in Western Australia has stalled and, to date, there have been no changes to the WA Noise Regulations or the planning regulations that would allow such an approach to be implemented. A scheme amendment progressed by the City of Perth in line with the proposed approach has also seen no movement.

Proposed Directions for Fremantle

Key Principles

Seven draft principles were initially developed by the City as a starting point for discussions. In response to feedback from the stakeholder workshop, these principles have been refined and consolidated into five key principles. The principles are intended to set out the City's intent in crafting changes to the planning framework, assessing development applications, and enforcing compliance. Note that some of the wording used is taken from the Noise Regulations. Importantly, a "noise-sensitive premise" means places where people sleep, such as residences and hotels, but also includes other land uses such as hospitals, schools, childcare, aged care and public worship.

The amended principles around noise management are proposed as follows:

1. **BALANCE:** Local government decisions about noise should carefully weigh health, social, cultural, economic, environmental, and heritage impacts with the aims of (a) protecting community wellbeing and heritage, (b) increasing residents and visitors, and (c) maintaining a vibrant, creative and multicultural arts and music friendly city.
2. **EVERYONE'S INVOLVED:** All stakeholders should take reasonable and practical steps to reduce noise impacts (whether creating noise or affected by it) so they can better fit in with the neighbourhood and its usual noise levels.



3. **AGENT OF CHANGE:** Anyone moving into or expanding in an area should understand the surroundings and take steps to fit in with what's already there.
4. **BE PRACTICAL:** Actions and associated costs to manage or reduce noise (whether it's coming from or affecting a place) should be practical and in proportion to how serious the potential health impacts or problems are.
5. **CITY LIFE:** Everyone should understand that even if noise rules are followed and expert advice is used, some noise may still affect homes or other noise-sensitive places, and this reflects normal life in a vibrant city.

Recommended Actions

While there are some things the City can do in the short and medium term to improve outcomes, fundamental changes are required to the Noise Regulations by the State Government. It is therefore recommended that Council advocate that the government review and amend Noise Regulations (in the context of the planning framework) to enable local government to manage urban noise in a way that is much more 'fit for purpose' than the current regulations permit.

In the interim, the City can review its local planning policies and scheme to do what it can within current regulations to refine the requirements around managing the negative impacts of noise generating premises and investigate how noise sensitive premises can also mitigate these impacts too.

Part of this work will be to explain and promote the benefits of protecting a culturally diverse and vibrant city that also understands the importance of inner-city living as a critical part of being a sustainable city. This work should also include socialising the idea of 'agent of change', whereby the new activity/use coming into the city centre needs to acknowledge the pre-existing context and environment it is moving into, and to undertake the necessary actions to minimise conflict and complaints once operational. For example, a proposed new residential development moving in next to a well-established venue with amplified music, will need to think carefully about acoustic treatments – rather than move in and then complain about the noise next door.

To assist with future refinement of planning policy and managing new developments, it would be advantageous to develop noise baseline mapping of our existing city centre. This will become a useful tool when, through changes to the planning framework, the City is able to apply a more accurate science around noise levels/management for new, site-specific developments.



The Working Group discussed the merits of identifying the 'agent of change' in new policy development. In doing so, there is a need to develop a process/ definition that clearly identifies the 'agent of change' - particularly in circumstances where neighbouring properties may both be going through land-use changes around the same time.

The final action supported by the Working Group was around advocacy. In summary, the following priority advocacy actions were discussed:

THEME / PRIORITY	KEY STAKEHOLDERS
1. <u>Planning</u> – develop Planning Policy and provisions within the new Scheme to help regulate / mitigate potential conflicts between noise generating land uses and noise sensitive land uses.	DPLH / Minister for Planning. Community.
2. <u>Health</u> – investigate changes to Noise Regs and/or their administration to enable the City to better judicate between noise generating land uses and noise sensitive land uses.	DWER / Minister for the Environment
3. <u>Exemptions</u> – Support for Minister to grant noise exemptions for established venues.	DWER / Minister for the Environment
4. <u>Integrated Response</u> – achieve better alignment between planning and health legislation that responds to inner city noise issues.	DWER / DPLH / Minister for Planning / Minister for the Environment
5. <u>City Vision</u> – promote the City’s vision as a mixed use, vibrant city centre whereby all stakeholders have a responsibility to be good neighbours when it comes to noise.	Internal / City of Fremantle
6. <u>Govt Subsidies and Grants</u> - for heritage buildings / noise mitigation measures.	Minister for Creative Industries and Heritage.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



COUNCIL DECISION ITEM C2508-19
(Officer's recommendation)

Moved: Cr Ben Lawver

Seconded: Cr Andrew Sullivan

Council:

- 1. Receives this report in response to the Notice of Motion C2506-20, passed at Ordinary Meeting of Council held on 25 June 2025.**
- 2. Approves the following key principles, to guide future work around managing and regulating acoustic amenity in the City:**
 - BALANCE: Local government decisions about noise should carefully weigh health, social, cultural, economic, environmental, and heritage impacts with the aims of (a) protecting community wellbeing and heritage, (b) increasing residents and visitors, and (c) maintaining a vibrant, creative and multicultural arts and music friendly city.**
 - EVERYONE'S INVOLVED: All stakeholders should take reasonable and practical steps to reduce noise impacts (whether creating noise or affected by it) so they can better fit in with the neighbourhood and its usual noise levels.**
 - AGENT OF CHANGE: Anyone moving into or expanding in an area should understand the surroundings and take steps to fit in with what's already there.**
 - BEING PRACTICAL: Actions and associated costs to manage or reduce noise (whether it's coming from or affecting a place) should be practical and in proportion to how serious the potential health impacts or problems are.**
 - CITY LIFE: Everyone should understand that even if noise rules are followed and expert advice is used, some noise may still affect homes or other noise-sensitive places, and this reflects normal life in a vibrant City.**
- 3. Request the Chief Executive Officer progress with the following actions:**



- a. Refinement of planning controls, to be undertaken as part of the Planning Framework Review over the next 12 months, including:**
 - **Investigating the creation of 'special areas' within the city where elevated noise levels are acknowledged and accepted;**
 - **Planning Policy development to guide future developments towards adequately dealing with mitigation of potential negative impact from noise;**
 - **Move towards placing the onus on the 'agent of change' to make adjustments to mitigate noise issues, as well as develop clarity around identifying the 'agent of change'.**

- b. Undertake baseline mapping of the existing noise profile of the City to assist with:**
 - i. a more comprehensive understanding of the current situation; and**
 - ii. to provide a more accurate acoustic context for specific sites so that better noise regulation/ management can be administered through the Development Approval process in the future.**

- c. Undertake advocacy activities focused on the following themes and priorities:**

THEME / PRIORITY	KEY STAKEHOLDERS
1. Planning – develop Planning Policy and provisions within the new Scheme to help regulate / mitigate potential conflicts between noise generating land uses and noise sensitive land uses.	DPLH / Minister for Planning. Community.
2. Health – investigate changes to Noise Regs and/or their administration to enable the City to better judicate between noise generating land uses and noise sensitive land uses.	DWER / Minister for the Environment
3. Exemptions – Support for Minister to grant noise exemptions for established venues.	DWER / Minister for the Environment



<p>4. <u>Integrated Response</u> – achieve better alignment between planning and health legislation that responds to inner city noise issues.</p>	<p>DWER / DPLH / Minister for Planning / Minister for the Environment</p>
<p>5. <u>City Vision</u> – promote the City’s vision as a mixed use, vibrant city centre whereby all stakeholders have a responsibility to be good neighbours when it comes to noise.</p>	<p>Internal / City of Fremantle</p>
<p>6. <u>Govt Subsidies and Grants</u> - for heritage buildings / noise mitigation measures.</p>	<p>Minister for Creative Industries and Heritage.</p>

4. Note that a report on the progress of the above actions will be brought back to Council within 12 months.

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang
 Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
 Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



General reports

C2508-20 ECONOMIC DEVELOPMENT STRATEGY 2025-2030

Meeting date:	27 August 2025
Responsible officer:	Director City Business
Voting requirements:	Absolute Majority Required
Attachments:	1. Economic Development Strategy- Part I 2. Economic Development Strategy- Part II

SUMMARY

The purpose of this report is to present the Draft Economic Development Strategy 2025-2030 to Council for consideration.

The report recommends that Council adopt the Economic Development Strategy 2025-2030 (Part 1 and 2), as provided in Attachment 1 and 2.

BACKGROUND

The existing City of Fremantle Economic Development Strategy expired in 2020 after a term of 5 years. In recognising the impending expiry, a review of the strategy was carried out in 2019 and both the review and an approach to the development of a new economic development strategy were presented to council for consideration.

At the July 2019 Ordinary Meeting of Council (Council Decision Item FPOL-1907) it was resolved to:

- 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 before the October meeting of Council.*
- 4. Request the CEO to implement a process to assist the Council to refine and focus on the most relevant economic development strategies in the lead up to the next State election.*



The process shall include informal elected member meeting(s) or workshop(s) and deliver outcomes capable of being incorporated in the advocacy plan for implementation starting in early 2020.

As per the resolution a two-year action plan was developed and presented back to council for consideration in late 2019 and subsequently adopted.

Soon after the adoption of the interim action plan, the COVID-19 pandemic significantly impacted the global economy and economic development initiatives being delivered by the City were required to become reactive and specifically focused on the impacts of the pandemic.

The economic uncertainty created during this period made the development of a new longer term economic development strategy challenging and as such was delayed until such time as a more informed and forward-looking view of the City's role in economic development could be established.

The City has since undertaken a major review of its Community Strategic Plan which now provides clear guidance in relation to both the Council and the community's aspirations with regards to the City's role in economic development.

Following a period of engagement and strategy development, the Draft Economic Development Strategy 2025-2030 is now being presented to Council for Consideration.

FINANCIAL IMPLICATIONS

Actions and initiatives outlined within the draft strategy have been developed in line with existing operational budgets and resourcing. Subject to the existing operational funding and resourcing being made available in future budgets, it is anticipated that no significant uplift in budget or resourcing would be required to deliver on actions and initiatives identified over the 5-year term.

LEGAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:



Thriving City - Attraction and retention of diversified investment and talent

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - A resilient seven-day economy

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - A thriving and supportive ecosystem for start-ups and small businesses

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - Vibrant and active city centre

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - Partnerships and pathways for learning and education

- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

The Economic Development Strategy Working Group was established in 2024 in order to guide the development of the draft strategy. Members of the working group included City officers, appointed members of Council and the CEO of the Fremantle Chamber of Commerce.

The working group met periodically throughout the development of the draft strategy which also included participation from external organisations including but not limited to:

- Committee for Perth
- Property Council of Australia WA
- Chamber of Commerce and Industry WA
- Fremantle Chamber of Commerce

The City also engaged industry specific focus groups via a number of workshops to seek input and guidance directly from businesses. This included a session with the Fremantle Chamber of Commerce Tourism Committee.



In addition to this, data was collected directly from the Fremantle business community via surveys.

Feedback and advice collected via the working group, industry focus groups and survey data from both strategy specific engagements and engagement data from the strategic community plan have all contributed to the development of the strategy.

OFFICER COMMENT

The strategy as provided in attachments 1 and 2 has been structured across two parts. Part I of the strategy provides a situational analysis and presents a breadth of data that supports the City's proposed actions and initiatives.

Part II of the strategy presents the City's response to the data and opportunities presented in part I, and maps out the actions and initiatives the City will undertake to leverage those opportunities.

The strategy responds directly to the City of Fremantle's Strategic Community Plan (SCP) 2024-2029 which identifies a prosperous and innovative economy as being a key aspiration. The SCP aspires to an economy that:

- Attracts and retains a diversity of investment and talent
- Supports a resilient 7-day economy
- Provides a thriving and supportive ecosystem for start-ups and small businesses
- Provides clear pathways for learning and education
- Creates a vibrant and active City Centre

The SCP's vision for the future centres around a thriving economy that benefits everyone. Pursuant to this vision, the draft Economic Development Strategy focuses on creating an environment that attracts investment, supports local businesses, and provides opportunities for residents and workers.

The key aspirations for the draft economic development strategy include:

- Investment and talent: Attract and retain a diverse range of investments and skilled individuals.
- 7-day economy: Support a resilient economy that operates throughout the week.
- Start-up ecosystem: Foster a supportive environment for new and small businesses to flourish.



- Learning pathways: Provide clear pathways for education and skills development.
- Vibrant city centre: Create a dynamic and active city centre.

Key outcomes and measures of success for the draft economic development strategy include:

- Local opportunities: Residents can find work and study opportunities locally, while workers can live and study within the community.
- Attractive urban realm: Improved urban spaces and amenities encourage investment, development, and tourism.
- Regional influence: The local economy extends beyond Fremantle's boundaries, connecting with other industry and employment hubs.
- Creative sector growth: Targeted growth in creative industries.
- Economic resilience: Industry growth and diversification create jobs, contribute to the state economy, and attract larger employers.
- State land development: Positive contributions from the development of state-owned land.
- Private investment: Increased private sector investment in the CBD, leading to a growing inner-city residential population.

The City will seek to achieve these key outcomes through the delivery of a series of strategic program areas and associated actions (as presented in Part II). This will involve three primary approaches to implementation:

- Deliver: Direct delivery of initiatives by the City of Fremantle
- Partner: Collaborative delivery with external stakeholders
- Advocate: Representing Fremantle's interest to influence policy and investment decisions.

While the City will maintain a strong focus on delivery, success will also depend on strong partnerships with other levels of government, key stakeholders and the businesses, institutions and communities that power the city's economy.

Progress on implementation will be monitored through:

- Annual implementation plans with specific targets
- Regular reporting to council and the community
- Key performance indicators aligned with strategic outcomes



Program areas and associated actions have been developed based on the key challenges, opportunities and economic data presented in Part I of the strategy, as well as in response to key engagement data collected via the business community. These include:

- Investment and Growth
- Activation and Programming
- Jobs, Skills and Innovation
- Economic Precinct Planning and Development

Actions and initiatives proposed within each of these program areas are detailed within attachment 2.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2508-20 **(Officer's recommendation)**

Moved: Cr Andrew Sullivan

Seconded: Cr Ben Lawver

Council adopts the Economic Development Strategy 2025 – 2030, provided in the following parts:

- PART I: Situational Analysis (Attachment 1)**
- PART II: Strategy & Implementation (Attachment 2)**

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



C2508-21 COMMERCIAL PLAN

Meeting date:	27 August 2025
Responsible officer:	Director City Business
Voting requirements:	Absolute Majority Required
Attachments:	<ol style="list-style-type: none">1. Commercial Plan 2025 - 20302. CONFIDENTIAL - Annexure 1 - Commercial Property Review

SUMMARY

The purpose of this report is to present the Draft Commercial Plan to Council for consideration. This report recommends that Council adopt the Draft Commercial Plan provided in attachment 1.

BACKGROUND

The City delivers a wide range of community facilities and services all of which require funding to operate. The City is required to generate revenue to cover this expenditure which comes from various sources.

While around 60% of the City's revenue is generated via rates, the remaining 40% is generated through fees and charges associated with key community facilities, paid parking and the hire and lease of city property. Revenue is also generated through grant funding and various other means such as statutory planning fees. Revenue that is collected via non statutory functions is known as discretionary revenue.

The more discretionary revenue the City can generate, the less the City is required to subsidise those services via collection of rates. Ultimately it is in the community's best interest for the City to grow and diversify discretionary revenue generated across our various facilities and services.

The Draft Commercial Plan outlines key initiatives and actions to be delivered across the City's commercial parking, commercial property, and other key revenue generating assets, with the intent that opportunities to grow and diversify revenue streams are identified and implemented.

FINANCIAL IMPLICATIONS

There are no current financial implications associated with the implementation of this plan. Any future actions or initiatives requiring allocation of budget in addition to existing capital and operational budgets will be included in the annual budget and long-term financial planning process.



LEGAL IMPLICATIONS

All actions and initiatives identified in the plan will be carried out in line with relevant legislation. This will include but is not limited to the Local Government Act 1995, the Commercial Tenancy (Retail Shops) Agreements Act 1985, and associated regulations.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Sustainable growth in city centre population

- Infrastructure, services and facilities meet the needs of a growing residential population, and contribute to making the city centre a safe and desirable place to live.

Thriving City - Vibrant and active city centre

- The amenity and infrastructure that services our inner-city neighbourhoods reflect that of a modern and global city.

Resilient City – A focus on planning for a stronger and more resilient future

- A financially resilient City meets the service delivery needs of the community.

Resilient City – A future-proofed asset base that remains functional and accessible to the community

- Investment in the ongoing maintenance and adaptation of assets that ensures quality and continuity of service delivery.
- The City's facilities are functional and fit for purpose and contribute to improving community well-being.

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Deliver ICT solutions that enable the City to deliver for the community.
- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

The development of the Draft Commercial Plan included engagement with the executive leadership team, relevant operational departments and elected members via an elected member briefing. An independent consultant was engaged to deliver commercial analysis associated with the commercial property review and decision-making framework.



OFFICER COMMENT

The Draft Commercial Plan incorporates actions and initiatives across three key areas of the city including:

- Commercial Parking
- Commercial Property
- Other revenue generating facilities

The discretionary (non-statutory) revenue generated across these areas represent a considerable portion of the City's revenue:

- Off Street Paid Parking - Approximately \$6.3m annually
- On Street Paid Parking - Approximately \$5.2m annually
- Fremantle Leisure Centre - Approximately \$4m annually
- Commercial Property Portfolio - Approximately \$2.9m annually
- Fremantle Arts Centre - Approximately \$2.9m annually
- Fremantle Visitor Centre - Approximately \$60K

Overall, these facilities and services contribute over \$21 million towards the City's annual budgets. The commercial plan focuses on optimisation of revenue generation across those areas.

Commercial Parking

The City's commercial parking function provides the infrastructure, systems and resourcing for the City's on-street and off-street paid parking operations. The City is a long-standing provider of paid parking within Fremantle, with operations and infrastructure evolving over time.

As a result of ongoing investment into the city centre and resultant redevelopment, parking supply has naturally declined due to sites previously utilised for parking now being redeveloped. While redevelopment of these sites is ultimately the best possible outcome, Fremantle has also seen an increasing number of private sector parking operators enter the market which has reduced the City's overall market share in the provision of paid parking.

This gradual decline in parking supply and market share has the potential to impact the City's ability to generate revenue over the longer term, and as such a series of action areas have been proposed in the plan to build a more contemporary and sustainable parking business for the City.



The five key action areas that have been developed for the commercial parking area include:

- Customer experience
- Brand, Marketing & Communications
- Products & Pricing
- Systems & Technology
- Parking Supply & Infrastructure

In delivering on these areas the City is seeking to achieve the following high level strategic objectives:

- Seek to increase (or maintain existing) off-street parking supply while ensuring aspirations around future modal shift continue to be pursued in line with the city's integrated transport strategy.
- Grow market share of paid off street parking provision within the City Centre.
- Sustain (and seek to grow) revenue generated for the City via paid parking.
- Reposition the City's parking business as a provider of contemporary and highly accessible parking opportunities, while emphasising the value generated for the community through reinvestment of parking revenue back into the community.
- Build a service delivery model focused on the provision of core services including parking management, systems and strategy.

Commercial Property

The majority of the City's commercial properties exist within the city centre. While the City does manage these properties to achieve a commercial outcome it is unable to operate like a traditional commercial landlord. Councils must manage property assets in a way that balances financial performance with community value, planning goals, management orders and broader public benefit. For example:

- Some properties may serve important cultural or civic roles, or add significant value to tenancy mix despite delivering sub-commercial returns.
- Strategic land may yield modest financial returns but enable activation, employment, or affordable space for creative industries.

Asset decisions must therefore consider the broader economic, environmental, and social impacts beyond immediate financial returns. The City's responsibility to balance commercial and community objectives is reflected in the separation between its commercial and community property portfolios.



However, for commercial assets the commercial plan aims to provide a clear set of commercial principles to guide investment and management decisions. The principles include:

- **Financial Sustainability:** Commercial assets must contribute positively to the City's long-term financial health through competitive returns – a form of revenue diversification.
- **Fit-for-Purpose Use:** Each property should serve a clear and justifiable purpose, whether generating income, or enabling strategic city objectives.
- **Performance-Driven Retention:** Properties should be retained when they meet or exceed benchmark financial metrics, or hold clear strategic, heritage, tenancy mix, or placemaking value.
- **Evidence-Based Decision-Making:** Portfolio decisions should be guided by asset performance data, market conditions, lifecycle costs, and alignment with planning and economic goals.
- **Opportunity Cost Assessment:** Assets with low returns or limited strategic value should be regularly reviewed for repurposing, divestment, or redevelopment potential.
- **Integration with Planning and Economic Strategy:** Asset management must be closely tied to the City's planning framework, precinct activation priorities, and broader economic development strategy.

The delivery of commercial property component of the commercial plan has also been structured around assessing each property against an overarching decision-making framework. The framework was created to provide a structured and transparent process for assessing the future of each asset within the portfolio.

While yield performance serves as a key commercial quantitative trigger within the framework, the decision to reinvest, adjust the tenancy strategy (e.g. increase rent or change tenancy mix), transfer to the Community Asset Portfolio, or divest may also be informed by a range of qualitative considerations. These include:

- The asset's cultural, social, or strategic value to the community, as well as the value an existing tenancy adds to surrounding tenancy mix
- The scale and timing of capital investment required to sustain or enhance performance
- The degree to which a commercial return is expected
- Planning or heritage constraints that may limit alternative uses or redevelopment



The framework provides a recommended course of action on the basis of an initial yield assessment and whether a property is:

- Meeting or exceeding yield targets
- Moderately underperforming
- Severely underperforming

In addition to the decision-making framework, a series of actions and initiatives have been proposed within the plan that seek to achieve the previously mentioned commercial principles.

Other Revenue Generating Facilities

The City makes available a number of facilities that exist to deliver services for the community. While these facilities are community focused and not commercial in nature, the operational models associated with each of them rely significantly on the generation of revenue in order to minimise the financial subsidy required from the City to operate them.

The Fremantle Arts Centre, Fremantle Leisure Centre, and Fremantle Visitor Centre are core facilities for the community and each generate revenue through offering a range of different products and services. Each of these facilities contribute uniquely to the City's financial sustainability while also enhancing Fremantle's cultural, recreational, and tourism-based experiences.

All three of these facilities present opportunities for identification of new revenue streams, and growth of existing ones as a means to further subsidising the cost to the City in making these facilities available to the community. Ideally these facilities should continue to work towards the development and growth of revenue streams so that that they continue to reduce the subsidy required from the City to support operations. The Commercial Plan identifies an initial set of actions and initiatives that will guide the City towards achieving this.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



**COUNCIL DECISION ITEM C2508-21
(Officer's recommendation)**

Moved: Cr Jemima Williamson-Wong Seconded: Cr Frank Mofflin

Council adopts the Commercial Plan, as provided in attachment 1.

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



Cr Jemima Williamson Wong left the meeting at 8:36pm and was absent during the discussion and voting of this item.

C2508-22 PROCUREMENT POLICY

Meeting date:	27 August 2025
Responsible officer:	Director City Business Manager Commercial Services
Voting requirements:	Absolute Majority Required
Attachments:	1. Draft Procurement Policy 2. City of Fremantle Procurement Procedures and Guidelines Manual

SUMMARY

This report proposes the adoption of a new Procurement Policy and recommends that Council adopt the Procurement Policy provided in Attachment 1.

BACKGROUND

The current Procurement Policy was adopted by Council in November 2020. It was updated at that time to include amendments to the Local Government (Function and General) Regulations 1996, due to the impacts of COVID-19. These amendments included an increase in the contract value, for the requirement to call Public Tenders, from \$150,000 to \$250,000 and the ability to extend expiring contracts during a state of emergency, by a further 12 months.

The policy is now approaching 5 years of being in operation and as such a major review has been undertaken to assess its current relevancy and effectiveness. This has resulted in the development of a new policy which reflects the City's contemporary approach to the management of procurement as well as best practice principles relating to strategic management of procurement practices and suppliers.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Section 3.57 of the *Local Government Act 1995* requires a Local Government to invite tenders before it enters into a contract for the supply of goods or services, as prescribed within the regulations.



Section 11.A (1) of the Local Government (Functions and General) Regulations 1996 requires a Local Government to prepare, adopt, and implement a purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$250 000 or less or worth \$250 000 or less.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Resilient City – A focus on planning for a stronger and more resilient future

- A financially resilient City meets the service delivery needs of the community.

Resilient City – A future-proofed asset base that remains functional and accessible to the community

- Investment in the ongoing maintenance and adaptation of assets that ensures quality and continuity of service delivery.

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Enable the City to maintain legislative compliance and accountability for organisational decision making.
- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

The development of the new policy and associated guidelines included a facilitated consultation process across all internal business units which was delivered by an independent consultant. The policy and guidelines were then prepared by an independent advisory based on best practice principles and were again shared with the executive team and all business units for feedback and adjusted accordingly.

OFFICER COMMENT

The updated procurement policy reflects the consideration of best practice procurement principles, the City's obligations under the Local Government Act, and independent advice sought from procurement professionals. It also recognises and responds to the City's ongoing work to develop and maintain efficient, responsive and thorough business processes that improve City response times, supplier experience and ensure compliance.

The overarching objectives of the Policy seek to ensure:



- compliance with all relevant legislation including the *Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996* (the Regulations);
- the best value for money is attained for the City, while acknowledging the importance of strategic procurement;
- probity and integrity, including –
 - the avoidance of bias, of perceived, potential and actual conflicts of interest; processes that promote openness, transparency, fairness and equity to all Respondents, and
 - that confidentiality protocols are established and adhered to so as to protect commercial-in-confidence information with release of information where appropriately approved;
- that records are created and maintained to evidence purchasing activities in accordance with the State Records Act 2000 and the City’s internal Record Keeping Policy;
- that risks are identified and managed as outlined in the City’s Risk Management Policy and related documents;
- providing optimal administrative efficiency by pursuing best practice procurement; and
- that sustainable benefits such as environmental, social and local economic factors are considered in the overall value for money assessment.

The policy also seeks to embed and enforce the following principles, standards and behaviours through all stages of the purchasing process to ensure the fair and equitable treatment of all parties:

- all procurement of goods and services must prior to purchase:
 - have an expenditure estimate included in the annual budget; or
 - have a suitable alternative source of funds made available via a budget amendment or allocation in the Council adopted Long Term Financial Plan if a purchase requires a lead time of more than 12 months, subject to written approval from the CEO or relevant Director to do so.
- full accountability shall be taken for all procurement decisions and the efficient, effective and proper expenditure of public monies based on achieving value for money;
- all procurement practices shall comply with relevant legislation, regulations, and requirements consistent with the City’s Policies and Code of Conduct;
- procurement is to be undertaken where all Respondents are treated impartially, honestly and consistently;
- all processes, evaluations and decisions shall be transparent, free from bias and fully documented in accordance with applicable policies, audit requirements and relevant legislation;
- all procurement processes and practices carried out for the City shall consider environmental, social and governance requirements and take into account their impact on the broader community;
- any actual, potential or perceived conflicts of interest are to be identified, disclosed and appropriately managed; and



- any information provided to the City by a Respondent shall be treated as commercial – in confidence and should not be released unless authorised by the supplier or relevant legislation.

These objectives and principles have been incorporated into the policy itself to ensure they remain conspicuous and accessible through all aspects of the City's purchasing activity.

In addition to the policy an extensive procedures manual has been developed to provide officers with further and comprehensive guidance on practices and operational requirements associated with implementation of the policy. This will be coupled with an ongoing training program for all officers who are required to undertake purchasing activity as well as the requirement to undertake an annual assessment (test) on the policy, to be eligible to undertake purchasing activity.

Key changes to the 2020 iteration of the policy have included:

- Changes to purchasing thresholds for low value purchases (under \$15K) to achieve greater efficiency and responsiveness.
- Price consideration will no longer be weighted as part of the evaluation process, rather it will be considered separately to non-price selection criteria in line with a value for money assessment so that a balanced view between price and non-price considerations can be achieved.
- More detailed definition in relation to which purchases are eligible purchasing threshold exemptions, including the addition of a software license renewal exemption.
- Further definition and guidance around the City's approach to sustainable procurement practices including support of local suppliers, purchasing from Aboriginal businesses, purchasing from disability enterprises and consideration of environmental sustainability as it relates to our purchasing practices.
- Further definition and guidance on the use of purchase cards which previously existed within administrative procedures however is now embedded in the policy.
- As previously stated, the development of an updated procedures manual which captures all aspects of the administrative procedures and processes that must be followed to adhere to the policy.

Moving forward the policy is to be reviewed every two years in recognition of the rapidly changing nature of supplier engagement and purchasing methods.



VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Moved: Cr Frank Mofflin

Seconded: Cr Fedele Camarda

Council:

1. **Adopt the Procurement Policy, as provided in Attachment 1.**
2. **Note the supporting Procurement Procedures Manual, as provided in Attachment 2.**

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Frank Mofflin moved the following amendment, as provided in the additional documents:

AMENDMENT

Moved: Cr Frank Mofflin

Seconded: Cr Fedele Camarda

Amend Part 26 of the Procurement Policy; and Part 35.2 of the Procurement Procedures and Guidelines, as follows:

Amendments to Procurement Policy

26. Purchase Cards

Issuing of Purchase Cards

Where operationally appropriate, the City will seek to minimise the number of purchase cards that are issued across the organisation. Issuing of purchase cards will be subject to cardholders demonstrating the ability to meet the requirements of this policy and the relevant guidelines within the Procurement Procedures Manual. Purchase cards will only be issued as per the criteria outlined in in the Procurement Procedures and Guidelines. Issuing of purchase cards requires the approval of the Director City Business or CEO.



Appropriateness of purchase card usage

Purchase card holders are to have regard for what is generally considered to be appropriate and reasonable when making food, beverage, *alcohol* and hospitality related purchases. ~~and to achieve this.~~ *These purchases should only be for the purpose of carrying out official activities of the City, and* should adhere to value for money principles outlined in this policy and relevant guidelines within the Procurement Procedures and Guidelines.

Amendment to Procurement Procedures and Guidelines.

35.2 Principles for Purchase Card Usage

Allowable Purchases

- g) *Food, beverage, alcohol and* hospitality expenditure above the value of \$50 may only occur when it is undertaken with the express permission of a member of Executive Leadership Team *via the appropriate administrative approvals process;*

Amendment Carried: 10/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,
Cr Adin Lang, Cr Andrew Sullivan, Cr Fedele Camarda, Cr Ben Lawver,
Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen

Against:

Nil

Reason for amendment:

Changes proposed to enhance response to findings of the Officer of Auditor General audit related to Purchase Card use as presented at Audit and Risk Committee meeting on 16 June 2025 to implement policies for entertainment, food, alcohol which align with business use and community expectations.



COUNCIL DECISION ITEM C2508-22
(Amended officer's recommendation)

Moved: Cr Frank Mofflin

Seconded: Cr Fedele Camarda

Council:

- 1. Adopt the Procurement Policy, as provided in Attachment 1, with the following amendment:**

26. Purchase Cards

Issuing of Purchase Cards

Where operationally appropriate, the City will seek to minimise the number of purchase cards that are issued across the organisation. Issuing of purchase cards will be subject to cardholders demonstrating the ability to meet the requirements of this policy and the relevant guidelines within the Procurement Procedures Manual. Purchase cards will only be issued as per the criteria outlined in in the Procurement Procedures and Guidelines. Issuing of purchase cards requires the approval of the Director City Business or CEO.

Appropriateness of purchase card usage

Purchase card holders are to have regard for what is generally considered to be appropriate and reasonable when making food, beverage, *alcohol* and hospitality related purchases. **and to achieve this.** *These purchases should only be for the purpose of carrying out official activities of the City, and* should adhere to value for money principles outlined in this policy and relevant guidelines within the Procurement Procedures and Guidelines.

- 2. Note the supporting Procurement Procedures Manual, as provided in Attachment 2, with the following amendment:**

35.2 Principles for Purchase Card Usage

Allowable Purchases

- g) *Food, beverage, alcohol and* hospitality expenditure above the value of \$50 may only occur when it is undertaken with the express permission of a member of Executive Leadership Team *via the appropriate administrative approvals process;***

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Carried: 10/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,
Cr Adin Lang, Cr Andrew Sullivan, Cr Fedele Camarda, Cr Ben Lawver,
Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



Cr Jemima Williamson Wong returned to the meeting at 8:38pm prior to the vote on the following item.

C2508-23 PROPOSED LEASE - NORTH FREMANTLE ASSOCIATED CLUBS

Meeting date: 27 August 2025
Responsible officer: Manager Commercial Services
Voting requirements: Absolute Majority Required
Attachments: Nil

SUMMARY

The purpose of this report is to seek Council approval of a new lease between the City of Fremantle and the North Fremantle Associated Clubs Incorporated for the buildings and hardstand located on Gilbert Fraser Reserve 9317.

BACKGROUND

North Fremantle Associated Clubs Incorporated (NFAC) currently leases the whole of Gilbert Fraser Reserve on John Street, North Fremantle. The current Lease commenced on 1 July 1994 and expired on 30 June 2015. The Lease has been holding over as a monthly tenancy since expiry.

The leased area under the current, expired Lease is for the whole Reserve, including the buildings, oval and public open space. The proposed new Lease reduces the Lease footprint to align with the City of Fremantle's Public Open Space Strategy and NFAC has agreed to the terms and signed the Lease subject to Council approval and endorsement from the Minister for Lands.

FINANCIAL IMPLICATIONS

NFAC is a community sporting association and therefore is eligible for community rent. The proposed rent for the premises is \$1 per annum plus outgoings.

The proposed Lessee will be responsible for expenses, relevant to the leased Premises (the buildings) only, including but not limited to:

- all rates, ESL, and statutory fees and charges;
- Land Tax (if relevant);
- reimbursement of the City's building insurance premiums and excesses;
- water, gas and electricity consumption and supply charges;
- rubbish removal;
- telephone and internet connection and usage charges;



- Lessee insurances (public liability, contents, etc);
- cleaning and all other operational charges.

A maintenance schedule is included in the lease identifying Lessee and City responsibilities. The City will be responsible for:

- heritage maintenance of the Grandstand;
- maintenance of the sporting ground, park landscaping or park infrastructure;
- vandalism repair;
- structural works (except for the stables and caretaker cottage),
- electrical wiring; or
- planned, City funded renewals.

The proposed Lessee will be responsible for:

- all works, including structural, to make the stables and caretakers cottage compliant for the lessees use;
- cleaning and maintaining their own items;
- repairing damage caused by the Lessees activity; and
- reimbursing the City for all other maintenance, servicing, repair or replacement undertaken by the City, including, but not limited to pest/termite control, gutter cleaning, glass repairs, security systems, fire and emergency services systems and items, solar power systems, HVAC, plumbing, fit out and electrical fixtures.

LEGAL IMPLICATIONS

Pursuant to Section 3.58 of the *Local Government Act 1995*, local governments are required to comply with specific procedures when disposing of property by way of lease. Notwithstanding, this transaction is exempt from the application of Section 3.58, as the proposed lessee qualifies as a community group under the relevant regulatory exemptions.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Liveable and socially connected neighbourhoods

- Community-led clubs and groups allow for social inclusion and connection across our neighbourhoods.
- Community participation is encouraged through spaces that enable social connection.



Liveable City - Functional and inclusive recreational facilities

- Sporting clubs have access to facilities and greenspace that meet the needs of a broad range of sporting codes and skill levels.
- The community can participate in a diverse and affordable range of sporting and recreational pursuits.

Resilient City – A future-proofed asset base that remains functional and accessible to the community

- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

The proposed Lessee and City officers have been in Lease negotiations for approximately two years. The Lease terms as described in this report have been agreed by the proposed Lessee and the Lease has been signed by the Lessee.

Officers have also consulted with the main users of the Reserve being North Fremantle Primary School, WA Country Fire Brigades and the Dragon Boat Racing Club.

OFFICER COMMENT

Council previously agreed on a set of key principles that guide the type of occupancy agreements the City enters into with sporting clubs. These are:

1. Maximise the utilisation of any given sporting facility and sporting field in order to enable the broadest possible access by a diversity of users from the community, while also ensuring playing surfaces remain available and can be maintained at a quality suitable for the predominant sporting use.
2. Provide an occupancy agreement that most suitably supports the sustainable growth and management of a particular club in line with their own size, capability, available financial resources, and usage requirements.
3. Ensure facilities are maintained and managed in a way that represents value for money for the City and allows clubs the autonomy to take responsibility for the maintenance of facilities that are unique to their sporting discipline or code.
4. Provide certainty of tenure to clubs who are willing to invest in our community facilities through funding their own capital improvements, or those willing to partner with the City and/or other funding sources.
5. Factor in the level and type of community benefit generated by a particular club (including but not limited to the social, health and economic benefits)



when considering the establishment of key terms for the respective occupancy agreement

In addition to aligning with the key principles outlined above, the proposed Lease also meets the requirements of clauses 2.1(b), 2.2, and 2.3 of the Council Policy - Leasing in a Competitive Manner. The proposed Lessee has demonstrated a strong history of fulfilling lease obligations and has provided evidence of sound governance and financial sustainability.

The sustainability of the Association is evidenced by its capital investment into the Reserve over the years. An overview is shown below.

PROJECT DESCRIPTION	TOTAL COST	LEASE BODY CONTRIBUTION	FOOTBALL CLUB CONTRIBUTION	CRICKET CLUB CONTRIBUTION	COUNCIL CONTRIBUTION	GRANTS
Lighting tower upgrades & replacement 1990-2010	\$100,000		\$40,000		\$30,000	\$30,000
Grandstand external offices & rooms extension & renovation 1985 -1990	\$100,000		\$30,000			\$70,000
Clubhouse renovations over the lease period include new roof, ceilings, internal painting, new carpet, bar area rebuild, kitchen area refits, canteen refits, toilet renovations, window security screen replacements, cctv system, main door replacements, veranda extension and brick paving (some volunteer and donor labour)	\$140,000	\$80,000	\$30,000	\$30,000		
Hard cricket Wicket Installation Including Synthetic Grass	\$8,000	\$3,000		\$3,000		\$2,000
Turf cricket wicket match block build, reticulation, roller,	\$50,000			\$40,000		\$10,000

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mowers and other machinery						
Turf cricket practice wicket block build and reticulation, hard wicket practice wicket block build, fencing and synthetic grass	\$120,000			\$110,000		\$10,000
Hot Water Systems replacements in changerooms	\$8,000	\$8,000				
Annual ongoing self curation of turf wicket practice and game wicket blocks	\$30,000			\$30,000		
Solar Panels on the clubhouse roof	\$15,000	\$5,000			\$5,000	\$5,000
Internal grandstand Renovation (Roughly 2018) New Carpet, Internal Painting, Shower Rooms Retiling & Partitioning To Upgrade for Women's Sport	\$70,000	\$50,000	\$10,000	\$10,000		
Storage Sheds Rebuild & Driveway Installation (Demolition Of Riverside Toilets & Fire Brigades Storage Room)	\$70,000	\$40,000			\$20,000	\$10,000.00
Electronic Scoreboard	\$80,000	\$40,000	\$15,000	\$15,000		\$10,000
Lighting tower upgrades & replacement 2022	\$250,000	Utilised existing Club Infrastructure				\$150,000

The proposed new Lease reduces the Lease footprint to align with the City of Fremantle's Public Open Space Strategy which emphasises the importance of managing green spaces to support community wellbeing, biodiversity, and climate resilience. It promotes enhancing existing spaces through better shade, native vegetation, and infrastructure upgrades, especially in areas with limited access to green space.

The strategy also encourages adaptive and inclusive management to meet evolving community needs.



In alignment with this, the Community Sporting Reserve Plan and Active Reserve Hire Policy provide a framework for managing active reserves like Gilbert Fraser Reserve. The Active Reserve Hire Policy, adopted in June 2025, aims to ensure equitable, inclusive, and sustainable access to sporting spaces.

It supports flexible booking arrangements, prioritises community use, and encourages participation across diverse groups while maintaining the long-term health of reserve surfaces. The Active Reserve Hire Policy gives priority use to clubs with existing tenure agreements adjacent to the reserve.

The following is a summary of the agreed Lease terms:

- The Leased area includes only the buildings, not the sporting reserve or any part of the park or park infrastructure. Buildings include club room, changerooms/storage and office under grandstand, caretakers cottage, storage shed and 'old stables' building;
- 10 year initial lease term + 10 year additional lease term, conditional upon installation of new floodlights on the sporting reserve, by the Lessee, during the initial term;
- \$1 rent per annum;
- The Lessee is required annually to demonstrate community benefit in exchange for nominal rent;
- The permitted lease purpose is 'Community sporting and recreational facility and ancillary uses';
- The Lessee is the priority sporting ground user with first option to hire each season. The Lessee will book the sporting reserve for all reserve uses, using the City's booking system. The Lessee will not be charged any booking, hire, usage or event fee, excepting security deposit to cover damages. The City may take alternative bookings on the sporting reserve or park lands, however will consult with the Lessee prior to confirming any such booking;
- The Lessee is required to seek the City's approval prior to subleasing any portion of the leased premises, assigning the lease or altering the leased premises in any way;
- The Lease may be terminated, providing 6 months written notice, if the City wishes to remove or redevelop the leased premises.
- All other standard community lease conditions apply.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required




COUNCIL DECISION ITEM C2508-23
(Officer's recommendation)

Moved: Cr Ingrid van Dorssen

Seconded: Cr Doug Thompson

Council authorise the Chief Executive Officer to enter into a Lease with North Fremantle Associated Clubs for a portion of Gilbert Fraser Reserve 9317 that includes the following essential terms:

Land	Reserve 9317, being Lot 478 on Deposited Plan 192696 and being the whole of the land comprised in Crown Land Title Volume LR3107 Folio 105.
Premises	<p>Those portions of the Land outlined in yellow including the buildings commonly referred to as the Clubhouse, ground floor pavilion building, 'Stables' building, caretakers cottage, 'DFES building', storage shed and hardstand.</p>  <p>The map shows a large green-shaded area representing Reserve 9317 Lot 478. Within this area, several buildings are outlined in yellow. The surrounding streets are labeled: TURTON ST, JOHN ST, and JOHANNAH ST. Other lots are numbered, including 5A, 7, 9, 10/12, 11, 11A, 11B, 11C, 12, 15A, 15B, 15C, 16A, 16B, 16C, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.</p>
Lessor	City of Fremantle
Lessee	North Fremantle Associated Clubs Incorporated
Guarantor	Not Applicable
Bank Guarantee	Not Applicable
Term	10 years



Option Period	10 years
Rent	\$1 per annum
Rent Review	N/A
Outgoings	<p>The Lessee will be responsible for expenses, relevant to the leased Premises (the buildings) only, including but not limited to:</p> <ul style="list-style-type: none"> • all rates, ESL, and statutory fees and charges; • Land Tax (if relevant); • reimbursement of the City's building insurance premiums and excesses; • water, gas and electricity consumption and supply charges; • rubbish removal; • telephone and internet connection and usage charges; • Lessee insurances (public liability, contents, etc); • cleaning and all other operational charges; • all works, including structural, to make the stables and caretakers cottage compliant for the lessees use; • cleaning and maintaining their own items; • repairing damage caused by the Lessees activity; and • reimbursing the City for all other maintenance, servicing, repair or replacement undertaken by the City, including, but not limited to pest/termite control, gutter cleaning, glass repairs, security systems, fire and emergency services systems and items, solar power systems, HVAC, plumbing, fit out and electrical fixtures.
Legal Fees	Each party will be responsible for their own costs.
Public Liability	Minimum of \$20 million
Permitted Use	Community Sporting and recreational facility and ancillary uses
Assignment or Sublease	The Lessee must not assign or sublet any part of the Premises without prior written Lessor approval.
Parties to act in good faith	Each party agrees to act in good faith throughout the term of the Lease and to not publicly disparage, denigrate or criticize the other party.
Sporting Ground, Public Open Space and Change rooms	The Lessee is entitled to non-exclusive use of the sporting ground, public open space and change rooms, at the times and for the purposes approved by the Lessor, as detailed in a booking, hire, event or usage agreement.

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Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



C2508-24 URBAN FOREST PLAN REVIEW

Meeting date: 27 August 2025
Responsible officer: Manager Parks and Landscape
Voting requirements: Simple Majority Required
Attachments: Nil

SUMMARY

The City of Fremantle's Urban Forest Plan, endorsed in 2017, set out the target number of trees to be planted across the City over ten years, with the goal of increasing canopy cover from 13% to 20%. This report provides Council with an update of the City's progression of tree planting and reporting.

BACKGROUND

Council adopted the City of Fremantle Urban Forest Plan (UFP) in 2017. The Vision of the UFP is:

To protect the existing green spaces and trees and progressively grow and diversify the City's tree population for adaptive climate management and amenity; to collaborate effectively to plant, plan, design and sustainably fund programs to create a resilient urban forest.

A core objective of the UFP is to work towards increasing the amount of tree cover up to 20% and encourage landowners to retain vegetation, including protecting trees on private property by implementing a range of policy review and update and potential incentives. The objectives of the UFP are to:

- Assist in maintaining and enhancing green areas / trees
- Increase quality and distribution of green areas / trees
- Increase and improve biodiversity
- Encourage the greening of private property
- Encourage the greening of urban hard surfaces such as car parks
- Apply a coordinated approach through the city's strategies, policy, plans and development applications and operations to target a reduction in urban heat island effect (UHIE).
- Manage and guide tree and vegetation populations across the public and private realm
- Increase canopy cover and biodiversity to mitigate the UHIE.



The Goals of the UFP are to:

- #1 – Engage: Engage residents, businesses, community groups and government agencies in educating and facilitating ownership of the urban forest.*
- #2 – Protect: Protect the existing and future urban forest.*
- #3 – Grow: Grow the urban forest towards the target of 10,000 new trees in 10 years and increase the ratio of trees per person.*
- #4 – Diversify: Diversify and promote resilience in urban greening and the urban forest.*
- #5 – Manage: Manage urban greening through the development of a coordinated and comprehensive adaptive climate management and funding strategy to ensure the long-term health and sustainability of the City urban forest.*

At the Ordinary Meeting of Council on 23 April 2025 when considering a summary of the City’s current Urban Forest program and further strategies and programs for encouraging the growth of urban forest and greening on public and private land, Council endorsed an alternative motion which included the following resolution:

6. *Request the Chief Executive Officer to revise the UFP planting targets and data to be brought back to Council by 30 August 2025, including the following:*
 - *Provide updated figures for street trees planted using the adopted 80/20 ratio definitions from April 2021 resolution.*
 - *Define the cumulative shortfall of street trees to date.*
 - *Provide a suggested updated timeline for delivery the UFP targets and bring back to council.*
 - *Publish all figures on website and update annually.*

This report provides an update on this resolution.

FINANCIAL IMPLICATIONS

In the 2025/26 financial year Budget, Council adopted an increase to allow the City to plant up to 900 trees per annum. This included an increase to base operating budget and an additional full-time Urban Forest staff member to resource the program. The budgets are predominantly used for tree purchase, planting and watering. A summary of the 2025/26 base operating budget is as follows:



Account Code	Account Description	IP Description	Budget
100347	Plant Trees - Recreation Reserves	Contract Exp - General	\$65,000
100347	Plant Trees - Recreation Reserves	Materials Exp - Trees Purchased	\$12,000
100349	Plant trees - road reserves and carparks	Contract Exp - General	\$250,000
100349	Plant trees - road reserves and carparks	Materials Exp - Trees Purchased	\$50,000
200815	Deliver-Urban forest tree planting	Materials - Trees	\$304,000

LEGAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Sustainably designed and optimised urban and natural environments

- An increasing tree canopy that enhances biodiversity and helps cool our urban environments.

Resilient City – An educated and empowered community that seeks to mitigate the causes and effects of climate change

- A community that drives the greening of the city and neighbourhoods which increases the tree canopy.

CONSULTATION

Nil

OFFICER COMMENT

The City of Fremantle's Urban Forest Plan (UFP), endorsed in 2017, set out the target number of trees to be planted across the City over ten years, with the goal of increasing canopy cover from 13% up to 20%.



Tree Planting Targets

The Urban Forest Plan, annual tree planting program commenced in 2018. The UFP identifies native vegetation areas in the implementation plan and therefore trees planted in Natural Areas were initially included in the planting target numbers. The implementation was affected by Covid related impacts on budget, with the 2019/20 financial year tree planting budget suspended resulting in reduced tree planting.

At the 28 April 2021 Ordinary Meeting of Council, a report was tabled for Council to consider the tree planting targets outlined in the UFP, among other greening items and actions. At the meeting, Council resolved:

"Supports the City proposed implementation practice that a minimum of 80% of the "Total Trees Required Per Year" as identified in the "City Targets" schedule in the Urban Forest Plan be delivered as trees in streets, parks and other urban areas, and the remaining target may include successful tubestock plantings in bushland areas. Trees planted to meet the targets should be species that will grow to at least three metres in height and be of suitably advanced specimens at the time of planting. Preference should be given to species that are either endemic to the area, native to Australia, or provide habitat and food source for local fauna where the setting makes that appropriate, except where an area specific landscape or urban design outcome is warranted."

In November 2023, Council considered a report on the City's progress of the UFP and completion of year 6 of the tree planting targets. This report discussed two-year amendments to the tree planting program targets to reset the program and align it with operational and resource capacity to ensure the best long-term outcome for the trees planted by the City. As a result, Council resolved to revise tree planting targets for the UFP as follows:

- a. A revised target of 600 street and reserve trees for the 2024 planting program.*
- b. A revised target of 600 street and reserve trees for the 2025 planting program.*

The following table provides a summary of year 1-8 of the UFP implementation of tree planting, including the adjustments to the targets above, noting the target 80% of trees to be planted in streets and parks has been used as the basis for calculating the shortfall of trees.

**City of Fremantle
Ordinary Meeting of Council - Minutes
27 August 2025**



Year of Urban Forest Plan	1	2	3*	4	5	6	7**	8	Total Trees
Financial Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	
Planting year	2018	2019	2020	2021	2022	2023	2024	2025	
UFP Target	1172	1040	805	1065	1080	1845	1525	1798	10330
Revised 80% target (2021)	938	832	644	852	864	1476	1220	1438	8264
Street and Park trees planted	705	716	223	340	1025	1377	533	600	5519
Annual short fall based on 80% target	-233	-116	-421	-512	161	-99	-687	-838	-2745

*Note: the 2019/20 financial year budgets for tree planting and natural areas revegetation were withdrawn due to cost savings enforced at the commencement of Covid-19 in March 2019. 2020 street and park trees were planted later in 2020 utilising a portion of the 2020/21 tree planting program budget to meet some resident verge tree requests.

**Note: 65 trees were removed prior to planting as they were Polyphagous Shot-hole Borer host species.

At the 23 April 2025 Ordinary Meeting of Council, when considering the City's Urban Forest program, Council resolved to increase the capacity and resourcing of the team as follows:

Council:

1. *Request the CEO include appropriate funding for consideration as part of the 2025/26 annual budget process and long-term financial plan, of the following:*
 - a. *Increase the City's resource capacity to achieve an annual tree planting target of at least 900 trees per annum, to be delivered as part of the 2026 winter planting program and beyond, aligned to deliver a sustainable program focused on quality and survival, in the draft 2025/26 annual budget.*
 - b. *Facilitate the planting of high impact urban trees in addition to the 900 trees included above as part of the long-term financial plan.*

The additional staff member and funding was approved in the 2025/26 financial year budget. Projecting forward, the following table summarises when the City will



meet the targets (set at 80%) outlined in the UFP should it continue to plant 900 trees per annum:

Year of Urban Forest Plan	Actuals Years 1-8	9	10	11	12	13	14	Total Trees
Financial Year		25/26	26/27	27/28	28/29	29/30	30/31	
Planting year		2026	2027	2028	2029	2030	2031	
UFP Target	10330	1576	1599					13505
Revised 80% target (2021)	8264	1261	1279					10804
Street and Park trees planted (proposed)	5519	900	900	900	900	900	900	10919
Annual short fall based on 80% target	2745	361	379	-900	-900	-900	-900	-115

Based on a projected planting of 900 street and park trees per annum from winter 2026 onwards, the City will reach the UFP 80% tree planting target of 10,804 trees in winter 2031.

Urban Forest Canopy Assessment

A core objective of the UFP is to work towards increasing the City’s tree canopy cover up to 20%. At the time of the report, thermal patterns (Urban Heat Island Effect measure), tree canopy health, tree canopy coverage, tree numbers and age (city vs other), and tree canopy height (3m+) coverage was measured. The City’s statistics were measured at 13% Canopy Coverage, 23% Green Area and 13,629 trees. This data was used to inform the UFP.

The City now has logged 22,077 trees in Forestree (City’s tree management software) of which there are 18,907 street trees and 3,980 park/reserve trees, while 5,519 street and park trees have been planted since the adoption of the UFP.

There is an opportunity to partner with the Perth Southwest Metro Alliance group of Local Governments to undertake a canopy data assessment and analysis in 2027 (year 10 of the UFP). This data capture will be used to assess the effectiveness of the tree planting program against the metrics captured in the 2017 UFP, assess the loss of trees on private land and inform the urban forest program and planting targets for subsequent years.

Noting the current UFP runs until 2027, officers recommend the above canopy data assessment and analysis is undertaken first and used to inform how the UFP is to be reviewed and updated. Officers have submitted a budget request for this piece of work in the annual budget process.



VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Moved: Cr Adin Lang

Seconded: Cr Ben Lawver

Council:

- 1. Note the City planted 5,519 street and reserve trees against a target of 8,264 trees years 1 – 7 of the Urban Forest Plan implementation (a shortfall of 2,745 trees); and, that the City's website has been updated with the Urban Forest Plan tree planting numbers and targets.**
- 2. Support that officers progress to:**
 - a. Plant 600 trees in 2025 (year 8).**
 - b. Target to plant 900 trees in years 9 and 10 of the Urban Forest Plan, and**
 - c. Program to continue planting of 900 trees per annum until 2031 to achieve the 80% Urban Forest Plan target of 10,804 trees.**
- 3. Request that the Chief Executive Officer prepare to undertake data capture and analysis of the City's urban forest (in 2027), with a view to understand the effectiveness of the program, assess the loss of trees on private land and inform the urban forest program and planting targets for subsequent years; and**
 - a. Seek funding as part of the 2026/27 budget process to progress the data capture and analysis program.**



In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Mayor Hannah Fitzhardinge moved the following amendment, as provided in the additional documents:

AMENDMENT

Moved: Mayor Hannah Fitzhardinge Seconded: Cr Andrew Sullivan

To amend Part 1 of the Officer's Recommendation, to read as follows:

Council:

- 1. Note the City planted 5,519 street and reserve trees against a target of 8,264 trees *during* years 1 – 7 of the Urban Forest Plan implementation. *The (a shortfall of 2,745 trees) is mainly attributed to an initial lack of internal resource capacity to deliver the target, followed by a reduction in budget during the Covid-affected years, and lack of availability of high quality planting stock. Note also that the City's website has been updated with the Urban Forest Plan tree planting numbers and targets, along with information for residents on tree species characteristics and how to care for their street tree.***

Amendment Carried: 11/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda, Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen

Against:

Nil

Reason for amendment:

Provides justification for the shortfall in the target.



COUNCIL DECISION ITEM C2508-24
(Amended officer's recommendation)

Moved: Cr Adin Lang

Seconded: Cr Ben Lawver

Council:

- 1. Note the City planted 5,519 street and reserve trees against a target of 8,264 trees *during* years 1 – 7 of the Urban Forest Plan implementation. *The shortfall of 2,745 trees is mainly attributed to an initial lack of internal resource capacity to deliver the target, followed by a reduction in budget during the Covid-affected years, and lack of availability of high quality planting stock. Note also that the City's website has been updated with the Urban Forest Plan tree planting numbers and targets, along with information for residents on tree species characteristics and how to care for their street tree.***
- 2. Support that officers progress to:**
 - a. Plant 600 trees in 2025 (year 8).**
 - b. Target to plant 900 trees in years 9 and 10 of the Urban Forest Plan, and**
 - c. Program to continue planting of 900 trees per annum until 2031 to achieve the 80% Urban Forest Plan target of 10,804 trees.**
- 3. Request that the Chief Executive Officer prepare to undertake data capture and analysis of the City's urban forest (in 2027), with a view to understand the effectiveness of the program, assess the loss of trees on private land and inform the urban forest program and planting targets for subsequent years; and**
 - a. Seek funding as part of the 2026/27 budget process to progress the data capture and analysis program.**

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-27 CANCELLATION OF 10 SEPTEMBER 2025 COUNCIL MEETING

Meeting date: 27 August 2025
Responsible officer: Manager Governance
Voting requirements: Simple Majority Required
Attachments: Nil

SUMMARY

The purpose of this report is to seek Council approval to cancel the scheduled Ordinary Meeting of Council on 10 September 2025.

Officers recommend the cancellation of the abovementioned meeting as the caretaker period provisions (4 September to 18 October) reduce the number of reports being taken to Council. As the City of Fremantle hold two Council meetings per month, timely reports such as planning development approvals can be deliberated two weeks after the usual meeting date.

BACKGROUND

The current schedule of Council and Committee meetings was adopted at the Ordinary Meeting of Council held on 28 August 2024 (C2408-12) and is available on the City's website on the Agendas and Minutes page. The updated schedule will be presented to Council after the October election, in November 2025.

The City of Fremantle holds two Ordinary Meetings of Council per month, two weeks apart, and an Audit and Risk Management Committee meeting quarterly; with reports presented to Council following the closed meetings deliberations.

Caretaker restrictions will apply from Thursday, 4 September at 4:00pm, until the declaration of results of the local government ordinary election, 18 October 2025. Section 3.73 of the *Local Government Act 1995* (the Act) prohibits Local Governments from doing, or deciding to do, any 'significant acts' during a caretaker period. Significant acts are specified in s. 3.73 of the Act and r.3A of the Functions and General Regulations, including:

- Making a local law (including an amendment or repeal local law)
- Creating, amending, and repealing local planning policies and schemes.
- Entering into, renewing or terminating, the employment contract of the CEO or a senior employee
- Entering into a major land transaction, or a land transaction that is preparatory to entry into a major land transaction
- Commencing a major trading undertaking
- Entering into a contract, or other agreement or arrangement, with consideration over \$250,000 or acquiring or disposing of property valued over \$250,000



- Calling for tenders, or tender exempt procurement (including through the PSP), with an expected consideration above \$250,000
- Establishing, amending the establishment agreement of, winding up or withdrawing from, a regional local government
- Forming, amending the charter of, winding up, or withdrawing from, a regional subsidiary
- Making prescribed decisions under the *Planning and Development Act 2005 and Planning and Development (Local Planning Scheme) Regulations 2015*
- Publicly inviting persons to apply to join a panel of pre-qualified suppliers
- Deciding to do any of the above

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

Nil.

CONSULTATION

Nil.

OFFICER COMMENT

Officers recommend the cancellation of the scheduled 10 September 2025, Ordinary Meeting of Council as the caretaker period provisions (4 September to 18 October) reduce the number of reports being taken to Council. Consolidating all September report items into one meeting will be a more strategic use of officer and Elected Members time.

As the City of Fremantle hold two Council meetings per month, timely reports such as planning development approvals can be deliberated two weeks after the usual meeting date.

If approved, notice will be given to the community via the City's public notice page, Agendas and Minutes page, and in the Fremantle Herald. The City acknowledge that community members often use these meetings as a chance to voice concerns and feedback for items not on the agenda, and as such should be notified formally.



VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2508-27 (Officer's recommendation)

Moved: Cr Doug Thompson

Seconded: Cr Geoff Graham

Council:

- 1. Approve the cancellation of the scheduled 10 September 2025, Ordinary Meeting of Council.**
- 2. Note that public notice of the cancellation will be given to the community.**

Carried: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



Items approved en bloc

ITEMS APPROVED "EN BLOC"

The following items were adopted unopposed and without discussion "en bloc" as recommended.

COUNCIL DECISION

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

The following items be adopted en bloc as recommended:

C2508-25 TENDER FCC680/25 - PC FLEET REPLACEMENT

C2508-26 TENDER FCC688/25 - THIRD FLOOR COMMERCIAL OFFICE FIT OUT AT WCC

C2508-28 CORPORATE REPORT - 1 JANUARY 2025 TO 30 JUNE 2025

C2508-29 STATEMENT OF INVESTMENTS JULY 2025

C2508-30 SCHEDULE OF PAYMENTS JULY 2025

C2508-31 MONTHLY FINANCIAL REPORT JULY 2025

C2508-32 BUDGET AMENDMENTS - JULY 2025

C2508-33 WORKING GROUP INFORMATION REPORT

Carried: 11/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen

Against:

Nil



General reports

C2508-25 TENDER FCC680/25 - PC FLEET REPLACEMENT

Meeting date:	27 August 2025
Responsible officer:	Manager Information Technology Director City Business
Voting requirements:	Absolute Majority Required
Attachments:	1. CONFIDENTIAL - Pricing Schedule

SUMMARY

The purpose of this report is to consider tender number FCC680/25 for the replacement of the City's existing computer fleet.

This report recommends that Council accepts the tender submitted by Computers Now Pty Ltd in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.

BACKGROUND

The City of Fremantle is undertaking a refresh of its existing fleet of laptops, desktop PCs, and associated workstation equipment to ensure its technology infrastructure remains modern, efficient, and aligned with operational needs.

The City has already made a substantial investment in Microsoft Surface devices and related accessories. In order to maximise the value of this investment and maintain consistency across its device ecosystem, the City intends to procure the latest generation of Microsoft Surface devices as direct replacements of its current devices.

To align with budgeting and lifecycle management practices, the City is seeking to enter into a leasing arrangement for this procurement over a term of three (3) years.

The aim of this tender is for the City to partner with a vendor to achieve the following objectives:

- The provision, configuration and installation of new computing equipment.
- Fleet replacement whilst prioritizing operations and mitigating any down time.
- The collection, consolidation and packaging of existing equipment for return to the incumbent lessor.



- Ongoing support, maintenance and warranty covering equipment for the three (3) year lease period, including accidental damage.
- All goods and services to be provided to the City via a three (3) year equipment lease.

The City of Fremantle’s current fleet of computing equipment including Microsoft Surface devices, point-of-sale (POS) systems, desktop PCs, and associated workstation peripherals has reached the end of its serviceable life and lease term. This equipment is distributed across multiple City-operated sites.

In preparation for the return of these assets to the current lessor, the City also requested the preferred vendor collect and consolidate all existing equipment. The devices and peripherals scheduled for decommissioning and return include:

- Microsoft Surface Laptops and HP Desktop PCs
- 32” Monitors
- Microsoft Surface Docks
- Wired Keyboards
- Wired Mice

This refresh project aims to ensure a seamless transition to new devices while maintaining continuity of operations across all locations.

FINANCIAL IMPLICATIONS

The table below summarises the available budget, current expenditures, recommended tender price by Computers Now Pty Ltd for the provision of replacement equipment, and associated expenses:

Description	Expenditure	Budget
Budget		
Allocated budget for 3 year contract (\$561,663 p/a)		\$1,684,989
Expenditure		
Expenditure incurred to date:	Nil	
Activities <ul style="list-style-type: none"> • Tender number FCC680_25 <ul style="list-style-type: none"> ○ Equipment Cost & Professional Services 	\$1,684,989	
Total expenditure (estimated)	\$1,684,989	
Balance		\$0



Sufficient funding provision has been allocated in the 25/26FY, 26/27FY and 28/29FY budget to deliver this project within budget.

This project / service spans multiple years therefore a commitment to suitable budget provision for future years must be considered.

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.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Enable and empower our people to achieve organisational outcomes.
- Improve organisational performance and capability.
- Deliver ICT solutions that enable the City to deliver for the community.

CONSULTATION

Nil

OFFICER COMMENT

Tender FCC680 25 for PC Fleet Replacement was advertised on 18 June 2025 and closed on 7 July 2025.

The tender requirements did not align with the available suppliers in the WALGA Preferred Supplier Program. Given the predicted value of this contract, the City advertised via the Tenderlink Portal to accommodate any additional suppliers not currently on the WALGA panel.

Essential details of the contract are outlined below:

Contract type	Lease
Contract duration	3 Years
Commencement date	September 2025
Completion date	September 2028



Tender evaluation

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

Data#3 Limited – ABN: 31 010 545 267
Dell Australia Pty Ltd – ABN: 46 003 855 561
LPAKS Pty Ltd – ABN: 36 166 273 061
RSM Australia Pty Ltd – ABN: 65 319 382 479
The Trustee for Computers Nows Unit Trust T/A
Computers Now Pty Ltd – ABN: 48 592 886 118

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:

- IT Operations Team Leader
- Manager Commercial Services
- Manager IT, Systems and Strategy
- Procurement Lead
- Procurement Officer
- Senior Systems Administrator

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 Experience	20%
2	Key Personnel, Skills and Resources	10%
3	Demonstrated Understanding	10%
4	Sustainability	10%
5	Pricing	50%

Four tender submissions received were conforming, and one tender submission received was non-conforming. Non-conforming submissions were not evaluated as the tenderer did not supply the Tenderers Offer form nor addressed the Qualitative Criteria.



The tender submitted by Computers Now scored the highest rating with 80.96 points, followed by Data#3 Limited with 79.07 points. The remaining tender submissions received lower scores.

The results of the evaluation for delivery of tender number FCC680/25 PC Fleet Replacement are shown in the table below.

Overall Weighted Score Including Pricing	Relevant Experience of Delivering Similar Services	Key Personnel Skills & Resources	Demonstrated Understanding	Sustainability and Local Economic Benefit	Price	Total Score	Rank
Tenderer	20.00	10.00	10.00	10.00	50.00	100	
Computers Now	18.89	9.44	9.44	9.17	34.01	80.96	1
Data#3 Limited	16.11	7.22	8.89	9.44	37.40	79.07	2
Dell Australia	8.89	4.72	1.94	8.33	50.00	73.89	3
Rsm Australia	15.56	8.89	3.89	8.89	34.39	71.61	4

Computers Now, the recommended tenderer, was assessed as having the capacity, resources, experience, and management systems to safely undertake the works and deliver the level of service described in the specification, in accordance with the terms of the tender document.

Environmental considerations

Tenders were assessed in line with the criteria set out in the Sustainability and Local Economic Benefit assessment category, which included environmental considerations.

Risk consideration

An assessment undertaken by Illion Direct indicates that Computers Now 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 this report.

Project specific risk assessments have been developed and will be used in the management of this project.

References

The City has received references in respect to the recommended tenderer, as follows:

Reference 1 – Curtin University

- Curtin University procure all of their computers and peripherals through Computers Now. Devices are configured to Curtin's requirements before it arrives on site so it can be given straight to the user, minimising any downtime for users.
- The quality of work has been good, were there was an issue identified in the past, Computers Now worked with Curtin University to get these resolved.
- Computers now are very responsive and Curtin University have received their resources when required.



- Computers Now have completed a similar deployment for Curtin University as what the City has requested in this tender, this deployment was completed well and in a timely manner.
- There have been no personnel or contract issues.
- Computers Now have an engineer that comes to site to repair devices straight away alleviating lengthy wait times and avoiding sending devices away for repair.
- The employees of Computers Now care about the service they give to the customer, and they are always willing to work with you to improve the service they provide.

Reference 2 - Catholic Education WA

- Computers Now supply the 5 CEWA offices across WA with various IT hardware, Apple MacBooks, iPads, Keyboards, Monitors etc. They also supply a number of our CEWA schools with similar equipment.
- Computers now have good attention to detail, good customer success team, and good leadership.
- There have been no personnel or contract issues.
- CEWA would recommend Computers Now due to their national reach and warehousing capability, good end to end - pre sales, sales, support, end of life experience. As CEWA schools are very geographically spread we need a partner who delivers at scale, Computers Now do this for us and are always looking to improve.

Comment

Following a comprehensive evaluation of all submissions, the panel recommends awarding the contract to Computers Now, having determined that their proposal offers the most advantageous outcome for the City.

While the final scores for Computers Now (80.96) and Data#3 (79.07) are closely aligned, separated by less than two points, the panel notes a price differential of approximately \$150,000 between the two submissions. However, the panel is confident that the additional value and operational benefits offered by Computers Now justify the higher cost.

A key differentiator is Computers Now's status as an authorised Microsoft repairer, enabling them to perform on-site repairs. This capability significantly streamlines the City's current warranty process, which typically involves returning an average of one device per week. Each return requires approximately five hours of IT Service Desk time, not including the disruption to staff who must migrate data and await replacement devices. Computers Now's on-site service allows for immediate repairs, often while the user waits, thereby reducing downtime and improving staff productivity.



In addition, the equipment proposed by Computers Now fully meets the City's technical and operational requirements. Their submission demonstrates extensive experience in delivering similar projects, and the methodology outlined provides the panel with confidence in their ability to deliver a successful outcome. Their commitment to ongoing support further reinforces the value of their proposal.

Based on these considerations, the tender evaluation panel concludes that Computers Now represents the best overall value for the City and recommends awarding the contract accordingly.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

COUNCIL DECISION ITEM C2508-25 **(Officer's recommendation)**

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council:

- 1. Accept the tender from Computers Now for PC Fleet Replacement (FCC680/25) at the rates tendered for a period of 3 years.**
- 2. Authorises the Chief Executive Officer to negotiate the final terms of the leasing contract for the hardware and professional services specified in this tender.**

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-26 TENDER FCC688/25 - THIRD FLOOR COMMERCIAL OFFICE FIT OUT AT WCC

Meeting date: 27 August 2025
Responsible officer: Manager Infrastructure, Project Management & Facilities
Voting requirements: Absolute Majority Required
Attachments: 1. CONFIDENTIAL - Pricing Schedule

SUMMARY

The purpose of this report is to consider tender number FCC688/25 for the Third Floor Commercial Office Fit Out at Walyalup Civic Centre.

This report recommends that Council accepts the tender submitted by Swan Group WA Pty Ltd in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.

BACKGROUND

Following the execution of leasing agreements for the third floor of the Walyalup Civic Centre, the City is required to deliver internal tenancy fit out works in line with terms agreed to within the lease negotiations. The scope of works includes; partitioning, installation of kitchenettes, services and decorating.

FINANCIAL IMPLICATIONS

The table below summarises the available budget, current expenditures, recommended tender price by Swan Group WA Pty Ltd for the Third Floor Commercial Office Fit Out at Walyalup Civic Centre, and associated expenses:

Description	Expenditure incurred to date	Adopted Budget 24/25 & 25/26	Required budget
		\$860,000	
Activities <ul style="list-style-type: none"> Consultant Fees / Architectural design services 	\$16,600		\$166,543
Activities <ul style="list-style-type: none"> Works, Construction and Contingencies 	\$0		\$1,249,899
Total required project budget (estimated)			\$1,416,442
Balance budget to be released from Reserve		-\$556,442	



To progress the project works in this financial year, an additional \$556,442 is required to cover the cost of project management and construction. In anticipation of securing the lease agreements these funds were allocated to the City's Investment Fund Reserve in 2023-24 and an amendment is now required to release these funds given the leases have now been finalised.

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.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Thriving City - Attraction and retention of diversified investment and talent

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - A resilient seven-day economy

- The matters contained in this report align to the intent of this theme's outcome.

Thriving City - Vibrant and active city centre

- The amenity and infrastructure that services our inner-city neighbourhoods reflect that of a modern and global city.
- A coexistence of residents, visitors and workers creates a desirable environment in which to live, work, and visit.

Resilient City – A future-proofed asset base that remains functional and accessible to the community

- Investment in the ongoing maintenance and adaptation of assets that ensures quality and continuity of service delivery.
- The City's facilities are functional and fit for purpose and contribute to improving community well-being.

CONSULTATION

The fit-out design has been completed in consultation with the lessees and key internal stakeholders.



OFFICER COMMENT

Detail

Tender FCC688.25 for Third Floor Commercial Officer Fit Out at Walyalup Civic Centre was advertised on 10 July 2025 and closed on 31 July 2025.

The tender requirements did not align with the available suppliers in the WALGA Preferred Supplier Program.

Essential details of the contract are outlined below:

Contract type	AS 4906
Contract duration	10 weeks (plus 12 month Defect Liability Period)
Commencement date	1 September 2025
Completion date	Mid-November 2025

Tender evaluation

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

- AE Hoskins Building Services
- AWB Building Co.
- Byte Construct Pty Ltd
- CLPM Pty Ltd
- Orixon Pty Ltd
- Swan Group 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:

- Manager Infrastructure Project Management & Facilities
- Principal Sustainability & Services Engineer
- Manager Commercial Services

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 Experience	20%
2	Key Personnel, Skills and Resources	10%
3	Demonstrated Understanding	20%
4	Sustainability	10%
5	Price	40%

Seven (7) tender submissions received were conforming, and one (1) tender submissions received were non-conforming.

Non-conforming submissions were not evaluated as the compliance criteria was not met.

The tender submitted by Swan Group Pty Ltd scored the highest rating with 81.48 points, followed by CLPM Pty Ltd with 76.33 points. The remaining tender submissions received lower scores.

The results of the evaluation for delivery of tender number FCC688.25 <Third Floor Commercial Fit Out at Walyalup Civic Centre at are shown in the table below.

Overall Weighted Score Including Pricing	Relevant Experience of Delivering Similar Services	Key Personnel Skills & Resources	Demonstrated Understanding	Sustainability and Local Economic Benefit	Price	Total Score	Rank
Tenderer	20.00	10.00	20.00	10.00	40.00	100	
Swan Group WA Pty Ltd	14.81	6.30	14.07	6.30	40.00	81.48	1
CLPM Pty Ltd	14.81	6.30	14.07	5.56	35.59	76.33	2
Byte Construct Pty Ltd	13.33	5.93	12.59	4.81	37.12	73.79	3
AE Hoskins Building Services	11.85	5.19	9.63	6.30	37.04	70.01	4
AWB Building Co.	13.33	6.67	5.19	5.93	31.06	62.17	5
Orixon Pty Ltd	9.63	4.81	10.37	5.19	31.12	61.12	6

Swan Group WA Pty Ltd, the recommended tenderer, was assessed as having the capacity, resources, experience, and demonstrated understanding to safely undertake the works and deliver the level of service described in the specification, in accordance with the terms of the tender document.

Environmental considerations

Design solutions to optimise the efficiency and sustainability of the project have been implemented within the specification. Additionally, the recommended tenderer has outlined methodologies to minimise waste and resources throughout construction.

Risk consideration

An assessment undertaken by Dun and Bradstreet indicates that Swan Group WA Pty Ltd 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.

Project specific risk assessments have been developed and will be used in the management of this project.

References

The City has received references in respect to the recommended tenderer, as follows:

Reference 1 - Private Sector Reference

- Swan Group Pty Ltd successfully delivered a refurbishment project as the head contractor. The scope and environment of the project resemble the City's project.
- The referee provided feedback on the high quality of workmanship delivered by the Contractor and remarked on their attention to detail.
- Feedback on the Contractors' communication and documentation processes was very positive.

Reference 2 - Private Sector Reference

- Swan Group Pty Ltd undertook a commercial fit out at Perth Airport and one at Jandakot airport. The work site areas were within the operable airport complexes.
- The referee provided feedback that the end product was good and they were very co-operative and generally worked in a collaborative manner to the end goal.

Comment

Swan Group WA Pty Ltd was highest scoring respondent for both the qualitative and quantitative evaluation. The respondents were required to provide detail explaining their methodologies for working in a live environment within a busy CBD, Swan Group WA Pty Ltd outlined a clear methodology and risk assessment.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required



COUNCIL DECISION ITEM C2508-26
(Officer's recommendation)

Moved: Cr Andrew Sullivan

Seconded: {seconded}

Council:

- 1. Accept the tender from Swan Group WA Pty Ltd for Third Floor Commercial Office Fit Out at Walyalup Civic Centre at the tendered value for the delivery of the project.**
- 2. Adopt and Amend the Project Budget as requested below:**

Item	Account	2024/25 + 2025/26 Adopted Budget	Revenue Increase/ (Decrease)	Expenditure (Increase)/ Decrease	2024/25 + 2025/26 Amended Budget
2.1	Commercial Tenancies Fitout Levels 1,2,3 – to be funded from the Investment Funds Reserve				
	Expense	(\$860,000)		(556,442)	(\$1,416,442)
	Investment Reserve – Transfer from Reserve	650,000	556,442		1,206,442

Carried en bloc: 11/0

For:

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda, Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen

Against:

Nil



C2508-28 CORPORATE REPORT - 1 JANUARY 2025 TO 30 JUNE 2025

Meeting date: 27 August 2025
Responsible officer: Manager Business Transformation
Voting requirements: Simple Majority Required
Attachments: 1. Corporate Plan Report January to June 2025

SUMMARY

The Corporate Plan Report for 1 January 2025 to 30 June 2025 provides a summary of the services, projects and initiatives during the period for 2024-25.

Reporting is aligned with the Strategic Community Plan 2024-34.

This report recommends that Council receive the Corporate Plan Report for January to June 2025, as provided in Attachment 1.

BACKGROUND

All local governments are required to develop a Strategic Community Plan and a Corporate Business Plan in accordance with the Integrated Planning and Reporting (IPR) Framework and subsequent changes made to the *Local Government (Administration) Regulations 1996*.

The Strategic Community Plan is used to guide the corporate, business, and financial planning for the City. This report provides an update on the services, projects and initiatives for the period January to June 2025 that address or contribute to the aspirations of the strategic community plan and outline their planned delivery and progress.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

In accordance with section 5.56 of the *Local Government Act 1995*, the *Local Government (Administration) Regulations 1996* and the IPR Framework and Guidelines local governments develop a Strategic Community Plan and a Corporate Business Plan.



STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024-2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Enable the City to maintain legislative compliance and accountability for organisational decision making.

CONSULTATION

Nil

OFFICER COMMENT

The Corporate Plan Report provides a summary and progress of the services, projects and initiatives programmed in 2024-25 as of 30 June 2025.

Officers continue to actively manage and monitor progress through monthly reporting.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2508-28 **(Officer's recommendation)**

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council receives the City of Fremantle Corporate Plan Report – January to June 2025, as provided in Attachment 1.

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



Statutory reports

C2508-29 STATEMENT OF INVESTMENTS JULY 2025

Meeting date:	27 August 2025
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	1. Investment Report - July 2025

SUMMARY

This report outlines the investment of surplus funds for the month ending 31 July 2025 and provides information on these investments for Council consideration.

This report recommends that Council receive the Investment Report for the month ended 31 July 2025, as provided in Attachment 1.

The investment report provides a snapshot of the City's investment portfolio and includes information as at 31 July 2025 in relation to:

- **Portfolio details;**
- **Portfolio credit framework;**
- **Portfolio liquidity;**
- **Portfolio fossil fuel summary;**
- **Interest income; and**
- **Investing activities.**

BACKGROUND

In accordance with the Investment Policy adopted by Council, the City of Fremantle invests its surplus funds, long term cash, current assets and other funds in authorised investments as outlined in the policy.

Due to timing differences between receiving revenue and the expenditure of funds, surplus funds may be held by the City for a period of time. To maximise returns and maintain a low level of credit risk, the City invests these funds into appropriately rated and liquid investments, until the City requires the money for operational expenditure.



The City's investment policy seeks to limit investments in financial institutions which support, either directly or indirectly, fossil fuel companies, while balancing compliance with the Investment Policy, and achieving a suitable return on those investments.

FINANCIAL IMPLICATIONS

Investment interest earned year to date is \$163,842 against a full year budget of \$1,850,000. Interest earnings year to date are lower than YTD budget by \$1,158.

The Reserve Bank of Australia, at its 12 August 2025 board meeting, cut the official cash rate by 25 basis points to 3.60%, down from 3.85% at its previous meeting, marking the third reduction in 2025 and the lowest level since March 2023. The move reflects easing inflation at around 2.1% and a slight rise in unemployment to 4.3%, with the RBA signalling that future changes will depend on economic data. The RBA remains cautious due to weak productivity growth.

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.81% for the month of July 2025. The City's actual portfolio return in the last 12 months is 4.23%, comparing on par with the benchmark Bloomberg AusBond Bill Index reference rate of 4.31% (refer to Attachment 1 point 8).

LEGAL IMPLICATIONS

The following legislation is relevant to this report:

- *Local Government (Financial Management) Regulations 1996* Regulation 19 – Management of Investments; and
- *Trustee Act 1962* (Part 3)

Authorised Deposit-taking Institutions are authorised under the *Banking Act 1959* and are subject to Prudential Standards which are overviewed by the Australian Prudential Regulation Authority (APRA).

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'



- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

The City's Investment Portfolio Manager has provided a comprehensive Investment Report for the month ending 31 July 2025 which can be viewed in the Attachment. A summary of the investment report is provided below.

1. Portfolio Details

As at 31 July 2025, the City's investment portfolio totalled \$36,310,861.55. The market value of this investment was \$37,151,894.55 at that time, which takes into account accrued interest.

The investment portfolio is made up of:

Cash Investments (<= 3 months)	\$4,234,512
Term Deposits (> 3 months)	\$32,076,350
TOTAL	\$36,310,862

Of which:

Unrestricted cash	\$16,019,328
Restricted cash (Reserve Funds)	\$20,291,534
TOTAL	\$36,310,862

The current amount of \$16,019,328 held as unrestricted cash represents 14.67% of the total adopted budget for operating revenue (\$109,167,056).

2. Portfolio Credit Framework

The City's Investment policy determines the maximum amount to be invested in any one Tier, or any one financial institution within a Tier, based on the credit rating of the financial institution. Council adopted amendments to this policy at its Ordinary Council Meeting held on 25 November 2020, and the current adopted Counterparty Credit Framework is noted below.



Portfolio Credit Framework limits

The Portfolio Credit Framework limits prescribe the limit of investments that may be made within any Tier of financial institutions. The maximum allocation to be invested in each Tier, and the City’s actual investment allocation in those Tiers as at 31 July 2025, is outlined below. It shows that the distribution of the City’s investments across the four Tiers is compliant with the City’s investment policy.

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	31,310,828.87	86.23%	100.00%	86.23%	13.77%	0.00%
Tier 2	32.68	0.00%	60.00%	0.00%	100.00%	0.00%
Tier 3	5,000,000.00	13.77%	35.00%	39.34%	60.66%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
36,310,861.55						
Values used in the above calculations exclude interest for term deposits and other simple interest securities.						

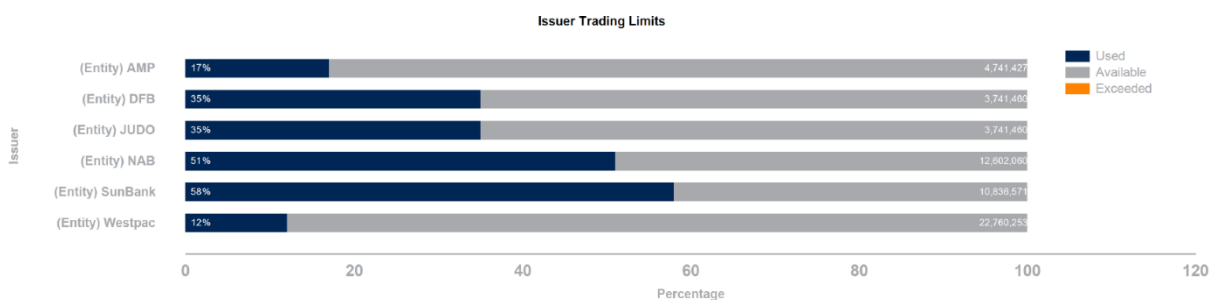
Within each Tier, the Counterparty Credit Framework limits prescribe the limit of investments that may be made with any one financial institution. The maximum percentage of investments to be held with any one financial institution, within a given Tier, are outlined below.

Counterparty credit framework

Investments are not to exceed the following percentages of average annual funds invested with any one financial institution and consideration should be given to the relationship between credit rating and interest rate.

Credit quality	Maximum % of total investments
Tier 1 (excl. AAA government) AAA to AA-	45%
Tier 2 A+ to A-	25%
Tier 3 BBB+ to BBB-	10%
Tier 4 Unrated	(\$1m)

The City’s funds invested as at 31 July 2025, relative to the Counterparty Credit Framework limits were as follows:



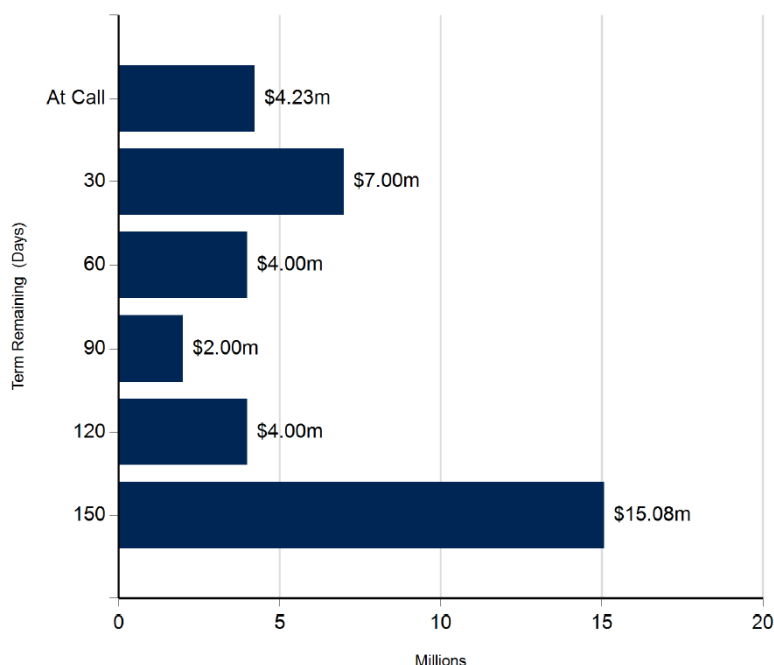


As shown in the above graph, the portfolio was compliant with the issuer trading limit.

3. Portfolio Liquidity Indicator

The City’s investments are to be made in a manner to ensure sufficient liquidity to meet all reasonably anticipated cash flow requirements, without incurring significant costs due to the unanticipated sale of an investment.

Face Value by Term Remaining



The below graph provides details on the maturity timing of the City’s investment portfolio as at 31 July 2025. Currently, all investments will mature in one year or less.

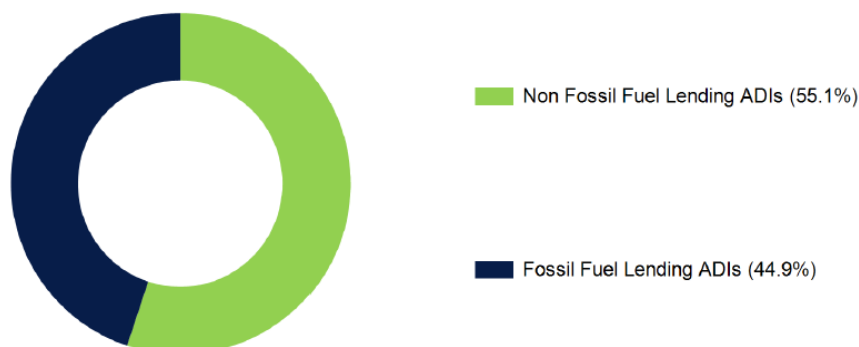
4. Portfolio Summary by Fossil Fuels Lending Authorised Deposit-Taking Institutions (ADIs)

To support the City’s ability to undertake greater fossil fuel divestment, a review of the Investment Policy was presented and adopted by Council on 25 November 2020 which incorporated a minor change to the investment framework to increase the percentages allocated to Tier 3 and Tier 4 categories, allowing greater flexibility. Since December 2020 investments have been made in accordance with the revised policy to increase the percentage invested in “Green Investments”; being ADIs that do not lend to industries engaged in the exploration for, or production of, fossil fuels (Non-Fossil Fuel Lending ADIs).



As at 31 July 2025, \$20m (55.1%) of the City's portfolio was invested in "Green Investments".

**Fossil Fuel vs
Non Fossil Fuel
Lending ADI**



Refer to Attachment 1 (Note 7) for details on which financial institutions these investments are held in.

Australian Banking Industry's Financial Stability Risks

According to the Reserve Bank of Australia's (RBA) Financial Stability Review published in March 2024, the Australian banking industry's financial stability remains robust, underpinned by strong capitalization, sound asset quality, adequate liquidity, and effective risk management practices. While challenges and risks persist, proactive regulatory measures and prudent banking practices continue to support the sector's resilience and ability to navigate uncertainties effectively.

Given the current financial stability risk assessment the City will implement the following investment strategies:

1. Diversify investment portfolio across different banks - continue to prioritise higher rated banks (Tier 1 & 2) when it comes to investment activity. If a non-fossil fuel lender is providing competitive rates that will generate a suitable return, and fall within a tier 1 or 2 category, these lenders will be prioritised.
2. Implement risk management strategies to protect the investment portfolio against downside risks - The City will prioritise low risk investment activity across higher tier banks in order to limit the City's exposure to the risk being faced across the sector.
3. Regular review and rebalance of investment portfolio to ensure alignment with the investment goals, risk tolerance and market conditions.



5. Interest Income for Matured Investments

Per Attachment 1 (Note 9), interest income earned during 31 July 2025 from matured investments was \$107,806.18.

6. Investing Activities

In July 2025, there was no new term deposits. Full details of the institutions invested in, interest rates, number of days and maturity date for investments held as at 31 July 2025 are provided in Attachment 1 (Note 10).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2805-29 **(Officer's recommendation)**

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council receive the Investment Report for the month ending 31 July 2025 as provided in Attachment 1.

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-30 SCHEDULE OF PAYMENTS JULY 2025

Meeting date:	27 August 2025
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Schedule of Payments and Listings - July 20252. Purchase Card Transaction Report - July 20253. Summary of Payments and Listings - July 2025

SUMMARY

The purpose of this report is to present to Council a list of accounts paid by the Chief Executive Officer under delegated authority for the month ending 31 July 2025 as required by the *Local Government (Financial Management) Regulations 1996*.

This report recommends that Council accept the list of payments made under delegated authority and accept the detailed transaction listing of Purchase Card expenditure.

BACKGROUND

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's municipal or trust fund. In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid under delegation for the month of 31 July 2025 is provided within Attachments 1 and 2.

FINANCIAL IMPLICATIONS

A total of \$10,692,573.11 in payments were made in July 2025, from the City's municipal and trust fund accounts.

LEGAL IMPLICATIONS

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*
 - (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
 - (a) *the payee's name; and*
 - (b) *the amount of the payment; and*



- (c) the date of the payment; and*
 - (d) sufficient information to identify the transaction.*
- (2) A list of accounts for approval to be paid is to be prepared each month showing*
 - (a) for each account which requires council authorisation in that month —*
 - (i) the payee’s name;*
 - (ii) the amount of the payment; and*
 - (iii) sufficient information to identify the transaction; and*
 - (b) the date of the meeting of the council to which the list is to be presented.*
- (3) A list prepared under sub-regulation (1) or (2) is to be —*
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) recorded in the minutes of that meeting.*

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle’s Strategic Community Plan 2024 – 2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

The following table summarises the payments for the month ending 31 July 2025 by payment type:

Payment Type	Amount (\$)
<i>Cheque / EFT / Direct Debit/International Payments</i>	<i>\$ 6,798,795.24</i>
<i>Purchase card transactions</i>	<i>\$61,453.13</i>
<i>Salary / Wages / Superannuation</i>	<i>\$3,832,324.74</i>
Total	\$ 10,692,573.11



Attachment 1 provides a detailed listing of the payments by Cheque, EFT and Direct Debit, while Attachment 2 provides a detailed listing of Purchase Card transactions for the month ending 31 July 2025.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2805-30 (Officer's recommendation)

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council:

- 1. Accept the list of payments made under delegated authority, totalling \$6,798,795.24 for the month ending 31 July 2025 including the Cheque /EFT/ Direct Debits/ International Payments as contained within Attachment 1.**
- 2. Accept the detailed transaction listing of Purchase Card expenditure, totalling \$61,453.13 for the month ending 31 July 2025, as contained within Attachment 2.**
- 3. Accept the Salary / Wages / Superannuation payments made under delegated authority, totalling \$3,832,324.74 for the month ending 31 July 2025, as contained within Attachment 1.**

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-31 MONTHLY FINANCIAL REPORT JULY 2025

Meeting date: 27 August 2025
Responsible officer: Director City Business
Voting requirements: Simple Majority Required
Attachments: 1. Monthly Financial Report - July 2025

SUMMARY

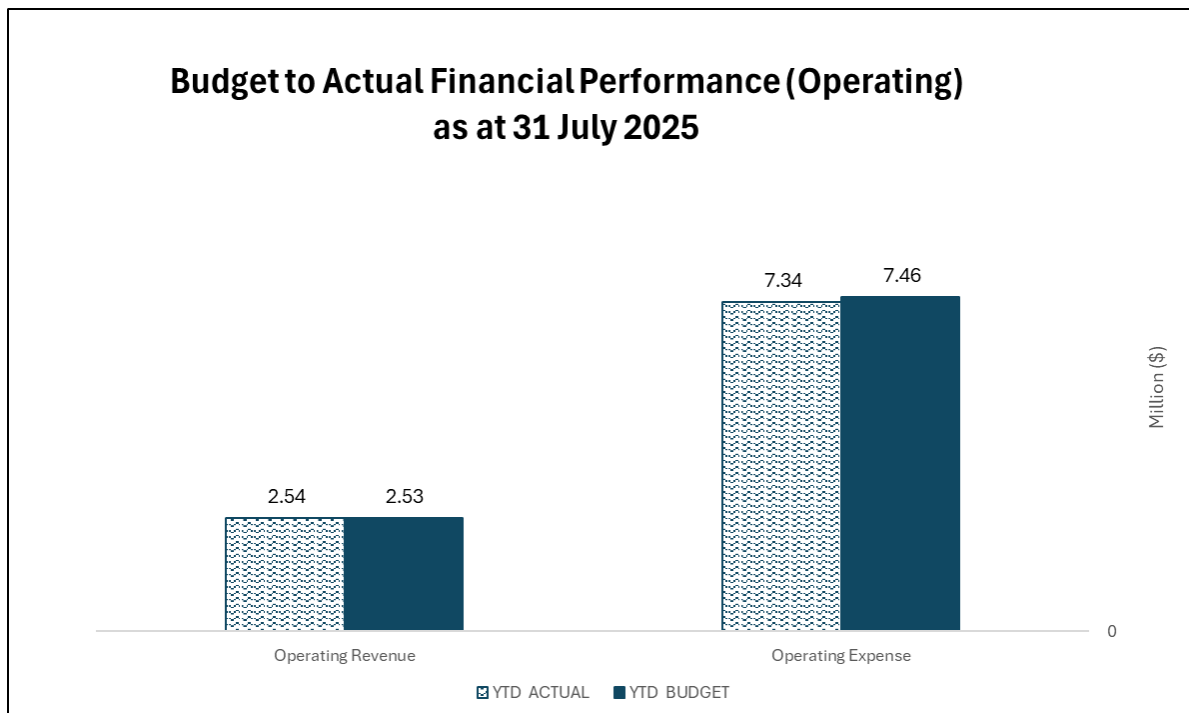
The monthly financial report for the period ending 31 July 2025 has been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

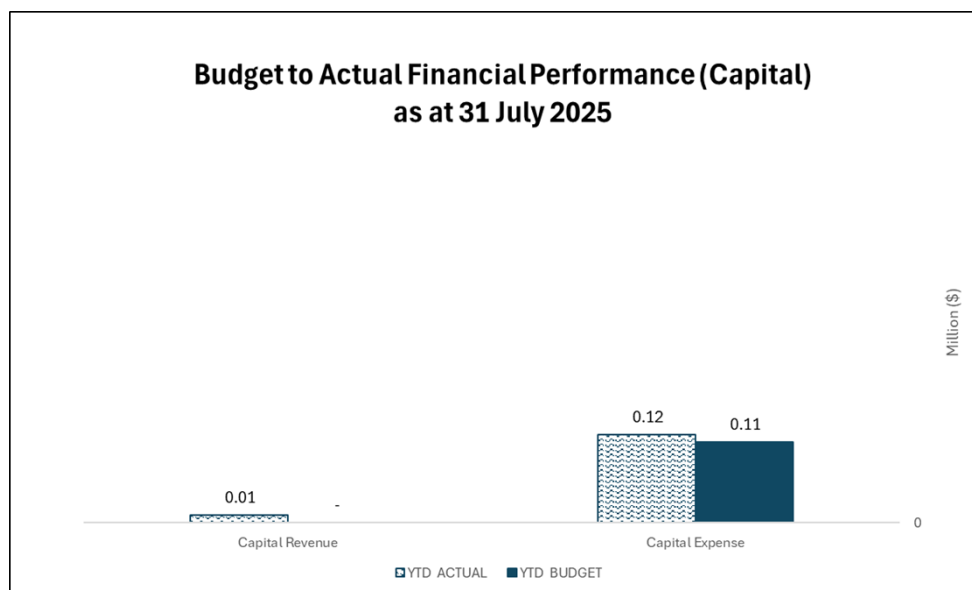
This report provides an analysis of financial performance up to 31 July 2025 based on the following statements:

- Statement of Comprehensive Income by Nature;
- Statement of Financial Activity by Nature and by Directorate; and
- Statement of Financial Position and Net Current Assets

BACKGROUND

The following charts and table provide a high-level summary of the Council's year to date financial performance as at 31 July 2025.





STATEMENT OF FINANCIAL ACTIVITY – BY NATURE FOR THE PERIOD TO 31 JULY 2025

The table provides a variance summary of the operating revenue and expenses for the Statement of Financial Activity by Nature, to 31 July 2025. The detailed Statement can be found in the attached Monthly Financial Report.

Description	YTD Adopted Budget \$	YTD Actual \$	Variance \$	Variance %
Operating Income				
Rates (including Annual Levy)	-	-	-	-
Service Charges	-	-	-	-
Grants, Subsidies & Contributions	25,000	31,045	6,045	24.18%
Fees and Charges	2,239,047	2,270,194	31,147	1.39%
Interest Earnings	170,160	168,990	(1,170)	(0.69%)
Other Revenue	93,129	69,097	(24,032)	(25.80%)
Total	2,527,336	2,539,326	11,990	0.47%
Operating Expenses				
Employee Costs	(4,254,728)	(3,887,935)	366,794	8.62%
Materials and Contracts	(922,384)	(1,226,786)	(304,402)	(33.00%)
Depreciation	(1,827,709)	(1,798,470)	29,239	1.60%
Interest Expenses	(32,253)	(30,265)	1,988	6.16%
Utility Charges	(205,106)	(206,365)	(1,259)	(0.61%)
Insurance Expenses	(103,691)	(113,878)	(10,187)	(9.82%)
Other Expenditure	(112,729)	(76,223)	36,506	32.38%
Total	(7,458,600)	(7,339,921)	118,680	1.59%



Further explanation of material variances can be found within the Officer's Comment section of this report.

STATEMENT OF FINANCIAL POSITION - FOR THE PERIOD TO 31 JULY 2025

The detailed Statement can be found in the attached Monthly Financial Report.

FINANCIAL IMPLICATIONS

This report is provided to enable Council to assess how revenue and expenditure are tracking against budget, and to identify any budget issues of which the Council should be informed.

LEGAL IMPLICATIONS

Local Government (Financial Management) Regulation 34 requires a monthly financial activity statement and an explanation of any material variances to be prepared and presented to an Ordinary Council meeting.

Local Government (Financial Management) Regulation 35 requires a monthly statement of financial position to be prepared and presented to an Ordinary Council meeting.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

Summary of financial performance

As at the end of July 2025 the City demonstrated strong financial performance with a closing funding position of \$6.08m.



In summary, as at the end of end July, the current closing position exceeds the YTD amended budget by \$3.63m. This is mainly due to favourable variances against the year-to-date budget across the following areas:

- Operating expenditure underspend of \$0.37m from Employee Costs;
- Increased carry forward funds from the 2024/25 financial year of \$3.51m compared to the adopted budget*;

*It should be noted that 2024/25 FY figures are unaudited and subject to change from end of year processing and audit finalisation. The figures remain draft until such time as these processes have been completed.

These favourable variances are offset by:


- Operating expenditure overspend of \$0.30m from Materials and Contracts;

Explanation of Material Variances & YTD Performance


In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality, Council adopted the level to be used in Statements of Financial Activity by Nature in the 2025-26 financial year for reporting material variances as 10% together with the minimum value of \$100,000 (Refer Item C2506-13 from Council meeting on 25 June 2025).

The material variance thresholds are adopted annually by Council and indicate whether actual expenditure or revenue varies materially from the year-to-date budget. The following is an explanation of significant operating and capital variances to budget as identified in the Statements of Financial Activity by Nature.

Building on the favourable opening net position for the year, the following items explain the City’s major variances in operating performance for this financial year, as highlighted in the year-to-date Financial Activity Statement as at 31 July 2025:

Description	Variance Amount (\$)	Comment
Materials and Contracts	(304,402)	 (33.00%)
Major Variances:		
Maintain business systems - Technology One	(483,141)	TechOne annual license to be amortised
Operate recycling facility	50,871	Credit note issued.
Maintain & operate public toilets	45,800	Timing variance; invoice pending



Net position at the start of the financial year	3,507,420		60.16%
Major Variances:			
Carry forward funds from the 2024-25 financial year	3,507,420	The End of the Financial Year reconciliation process is still in process. The final closing balance will be reported to Council once the annual audit is complete.	

Accounting methods

The City manages its finances in line with the requirements of the *Local Government Act 1995*, associated regulations and Australian accounting standards.

The City carries out accounting on both an accrual basis and a cash basis.

Accrual accounting requires accounting transactions to be recognised and recorded when they occur, regardless of whether payment/receipt has been made at that time, in accordance with the Australian Accounting standards.

The City accounts for Rates, Service Charges, Interest income on term deposits, Insurance expenses and Interest expenses on borrowings (loans) & leases on an accrual basis.

The remainder of income and expenditure items are recognised and recorded at the period they are encountered.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



COUNCIL DECISION ITEM C2508-31
(Officer's recommendation)

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council receive the Monthly Financial Reports, as provided in Attachment 1, including the Statement of Comprehensive Income, Statement of Financial Activity, Statement of Financial Position and Statement of Net Current Assets, for the period ended 31 July 2025.

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

Against:

Nil



C2508-32 BUDGET AMENDMENTS - JULY 2025

Meeting date: 27 August 2025
Responsible officer: Director City Business
Voting requirements: Absolute Majority Required
Attachments: Nil

SUMMARY

The purpose of this report is to present budget amendments for consideration in accordance with the Budget Management Policy. This report recommends that Council approves the proposed budget amendments to the 2025/26 adopted budget.

BACKGROUND

In accordance with the Budget Management Policy this report provides details of proposed amendments to the 2025/26 budget that:

1. Adjust for the prepayment of the financial assistance grant.
2. Consider amendments for a purpose identified within the budget for which there are insufficient funds allocated or timing differences for multiyear projects or programs in the 2024/25 year.
3. Consider Budget amendments for expenditure for a purpose identified for which there was unbudgeted grant funding received and no expenditure budgeted.
4. Make amendments to the carried forward budget to reflect the amended position at the time of this report.

FINANCIAL IMPLICATIONS

The budgeted opening position from the 2024/25 Financial Year is proposed to be amended from \$5.83 million to \$8.36 million, to reflect the prepayment of the 2025/26 financial assistance grant in June 2025 and the adjustments for 2024/25 budget to be carried forward into 2025/26. It is important to note that these are timing adjustments only and these adjustments have nil impact on the closing position of the 2025/26 Financial Year. This budgeted opening position is a draft position as presented at the time of preparation of this report and is subject to change on account of the end-of-year closing journals, accruals etc. A final closing position for the 2024/25 financial year will be determined upon completion of the



City's external audit.

The adopted 2025/26 budget included an estimated amount of \$8.05 million for carry forward capital and operating projects. As a result of end of year (EOY) reconciliations for FY2024/25 activities, the current estimate for carry forward capital and operating projects is \$10.15 million. The proposed budget amendments intend to ensure the City maintains the capacity to deliver on current year projects and carry forward projects in line with current budget priorities.

Budget amendments are also proposed for the Fremantle Arts Centre Creative Hub and South Beach changerooms for expenditure funded by grant revenue.

LEGAL IMPLICATIONS

Local Government Act 1995:

Section 6.2 (1)

The Council is required to prepare and adopt, by Absolute Majority, an annual budget for its municipal fund by 31st August each year.

Section 6.8 (1) and (2)

The Council cannot incur expenditure from its municipal fund for a purpose for which no expenditure estimate is included in the annual budget (known as an 'additional purpose') except where the expenditure —

- (a) is incurred in a financial year before the adoption of the annual budget by the local government;
- (b) is authorised in advance by resolution by Absolute Majority; or
- (c) is authorised in advance by the mayor or president in an emergency.

Where expenditure has been incurred;

- (a) under S 6.8 (1) (a) it is required to be included in the annual budget for that financial year; and
- (b) under S 6.8 (1) (c), it is to be reported to the next ordinary meeting of the council.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'



- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

CONSULTATION

Nil.

OFFICER COMMENT

The following amendments to the adopted budget for 2025/2026 are submitted to Council for approval as outlined below.

1. Budget amendment to for Financial Assistance Grants prepayment

Item	Account Details	2025/26 Adopted Budget	Revenue Increase / (Decrease)	Expenditure (Increase)/ Decrease	2025/26 Amended Budget
1.1	Advance payment of \$755,935 received 2024/25 for the 2025/26 Financial Assistance Grant, which increases the opening position from 2024/25 and reduces the budgeted revenue in 2025/26.				
	Receive general purpose grants and contributions	1,300,000	(755,935)		544,065
	Muni surplus carried forward from 24/25FY	5,830,053	755,935		6,585,988

2. Budget amendments for expenditure for a purpose identified within the budget for which there was unbudgeted grant funding received and no expenditure budgeted:

Item	Account Details	2025/26 Adopted Budget	Revenue Increase/ (Decrease)	Expenditure (Increase)/ Decrease	2025/26 Amended Budget
2.1	South Beach Changerooms –Increase project budget by \$45,240 funded from additional Grant received in 24/25FY for Variation for Expanding the changing places network.				
	Expense	(500,000)*		(45,240)	(545,240)
	Muni surplus carried forward from 24/25FY	6,585,988	45,240		6,631,228



*Note the carry forward budget review results in a reduction to this adopted budget based on the calculated unspent funds as at 30 June 2025.

2.2	Fremantle Arts Centre Creative Hub - \$1,257,000 Grant Awarded. Project expenditure 24/25 \$102,650. Project budgeted expenditure 25/26 amendment requested as follows:				
	Expense	0		(1,154,350)	(1,154,350)
	Grant Income	0	1,154,350		1,154,350

3. Budget amendments for 2025/26 where there are insufficient funds allocated or timing variances within the budget for the 2024/25 period for multi year projects or programs:

Item	Account Details	2025/26 Adopted Budget	Revenue Increase/ (Decrease)	Expenditure (Increase)/ Decrease	2025/26 Amended Budget
3.1	Program Footpaths – The 24/25 program has closed with a spend of \$52,000 over the expected budget, which decreases the opening position from 2024/25. The 25/26 program budget will be reduced as follows:				
	Expense	(700,000)		52,314	(647,686)
	Muni surplus carried forward from 24/25FY	6,631,228		(52,314)	6,578,914
3.2	38-40 Henry St - Façade Upgrades– In 24/25, the project progressed further than expected, and closed with a spend of \$193,488 over the expected budget, which decreases the opening position from 24/25. The 25/26 budget will be reduced as follows and reserve funds will be transferred in 25/26:				
	Expense	1,150,000		193,488	956,512
	Muni surplus carried forward from 24/25FY	6,578,914		(193,488)	6,385,426

4. Carried forward projects estimate budget amendments

The budget amendments below are to adjust the carried forward project estimates and to amend the carried forward budget to reflect the position at the time of this report.



In total, an additional budget of \$2.09 million has been requested for carry forward projects, with amendments to funding as below (increase)/decrease:

	MOVEMENT	Grants/ contributions	Reserve	Municipal
OPERATING	(70,079)	47,387		(117,466)
CAPITAL	(2,018,256)	(388,405)	225,692	(1,855,543)
	(2,088,335)	(341,018)	225,692	(1,973,009)

Item																																	
4.1	<p><u>Capital Projects</u></p> <p>Amendments are proposed to be made for the following capital projects due to a variance in the amount estimated as being available to carry forward, and the actual amount at the prior year end.</p> <p>A budget amendment of \$2,018,256 is requested for carry forward capital projects, funded by:</p> <ul style="list-style-type: none"> \$ 388,405 grants/contributions \$ (225,692) reserves \$ 1,855,543 from Municipal funds of 2024/25 FY <p>The carry forward capital projects with an adjustment required to the budget for 25-26 are:</p> <p>[Increase in budget carried forward indicated in (red) and a reduction in black numbers]</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Capital Project</th> <th style="text-align: center;">MOVEMENT</th> </tr> </thead> <tbody> <tr> <td>Design and construct-Kings Square Commercial tenancy</td> <td style="text-align: right;">(6,533)</td> </tr> <tr> <td>Program - Ticket machines</td> <td style="text-align: right;">(230,606)</td> </tr> <tr> <td>Tenancy Fitout</td> <td style="text-align: right;">(8,831)</td> </tr> <tr> <td>Construct-Walyalup Civic Centre & Library</td> <td style="text-align: right;">(23,832)</td> </tr> <tr> <td>Commercial tenancy - Level 1,2&3 Fitout</td> <td style="text-align: right;">(193,400)</td> </tr> <tr> <td>Design and construct - Brad Hardie Changerooms</td> <td style="text-align: right;">15,200</td> </tr> <tr> <td>Local History - Partition</td> <td style="text-align: right;">(40,050)</td> </tr> <tr> <td>Old Fire Station - Electrical and Fire Works</td> <td style="text-align: right;">750</td> </tr> <tr> <td>Walyalup Civic Centre - Drainage</td> <td style="text-align: right;">(160,000)</td> </tr> <tr> <td>Market St / Collie St - New Public Toilet</td> <td style="text-align: right;">(55,803)</td> </tr> <tr> <td>Fremantle Leisure Centre - Pool structural & mechanical</td> <td style="text-align: right;">(63,193)</td> </tr> <tr> <td>Fremantle Oval Redevelopment</td> <td style="text-align: right;">12,595</td> </tr> <tr> <td>Road safety - Parry / Queen Vic</td> <td style="text-align: right;">11,520</td> </tr> <tr> <td>Road safety - Duoro Road (design)</td> <td style="text-align: right;">(5,522)</td> </tr> <tr> <td>South Beach - Additional Parking</td> <td style="text-align: right;">4,397</td> </tr> </tbody> </table>	Capital Project	MOVEMENT	Design and construct-Kings Square Commercial tenancy	(6,533)	Program - Ticket machines	(230,606)	Tenancy Fitout	(8,831)	Construct-Walyalup Civic Centre & Library	(23,832)	Commercial tenancy - Level 1,2&3 Fitout	(193,400)	Design and construct - Brad Hardie Changerooms	15,200	Local History - Partition	(40,050)	Old Fire Station - Electrical and Fire Works	750	Walyalup Civic Centre - Drainage	(160,000)	Market St / Collie St - New Public Toilet	(55,803)	Fremantle Leisure Centre - Pool structural & mechanical	(63,193)	Fremantle Oval Redevelopment	12,595	Road safety - Parry / Queen Vic	11,520	Road safety - Duoro Road (design)	(5,522)	South Beach - Additional Parking	4,397
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City of Fremantle
Ordinary Meeting of Council - Minutes
27 August 2025



	Road safety - Low-cost urban road safety upgrades	(302,500)																				
	Program - Street Lighting	(175,314)																				
	Program - MRRG Works	(135,152)																				
	Program - R2R Works	90,002																				
	Program - Bus Stops	(50,000)																				
	Program - Drainage	(57,922)																				
	Road Safety - Hilton Precinct 40km/h Speed Zone Trail	(40,000)																				
	Program - Plant, Equipment & Vehicles	(328,871)																				
	Commercial Tenancies - Levels 1,2&3 AC Infrastructure	(105,108)																				
	CBD toilet provision	(300,371)																				
	Program-Parks-Infrastructure	(28,186)																				
	Design & construct-South Beach-Changerooms	311,457																				
	Deliver - North Fremantle landscaping	(8,538)																				
	Design and construct - Nannine Commons	6,500																				
	Install - Parks - Signage	(15,251)																				
	Design and construct - Hilton Park Precinct	(2,739)																				
	Place - Samson Park - Parking / path	73,226																				
	Hilton Park Master Plan - Ken Allen Reserve	(79,327)																				
	Program - Irrigation	15,400																				
	Program - Playgrounds	9,861																				
	Design and construct-Port Beach coastal adaptation	(152,117)																				
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Purchase - Transport planning	20,000
Audit - Lighting lux testing	(17,300)
Program - Northbank Foreshore Stabilisation	(21,221)
Design and construct - Green linkage projects	4,636
Swan river section 18 approval	1,573
Prawn Bay - Ecological Restoration - Phase 2	(10,672)
Deliver - Urban forest tree planting	(50,052)
	(70,079)

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

COUNCIL DECISION ITEM C2508-32 **(Officer's recommendation)**

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council adopt the budget amendments and amend the adopted budget for 2025/2026 as outlined in this report, the impact thereof:

- The financial implications to the budgeted opening position are detailed as below:**

Item	Budget Opening Position 1 July 2025	5,830,053
1.1 Amendment: Financial Assistance grants prepayment		755,935
2.1 Amendment: South Beach changerooms grant variation		45,240
3.1/3 .2 Amendment: Insufficient funds/timing variance 24/25		(245,802)
4.1/4 .2 Amendment: Carry forward projects funded from Municipal funds		1,973,009
	Amended Budget Opening Position 1 July 2025	8,358,435

- There is no impact to the closing position for 25/26.**

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
 Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
 Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



Committee and working group reports

C2508-33 WORKING GROUP INFORMATION REPORT

1. CITY PLAN ENGAGEMENT WORKING GROUP

WG meeting date:	24 July 2025
WG Chair:	Cr Ingrid van Dorssen
Responsible officer:	Manager Strategic Planning and City Design
Attachments:	Nil

The Working Group invited all Elected Members to participate in a review of the Draft Plan on the 24th July. City staff presented findings from the Phase 2 community engagement report and walked through the Draft Plan page by page to collect feedback. Conversation was constructive and supportive with feedback noted down to incorporate into the final Plan.

Some key discussion points included -

- Include a glossary of basic terms to improve accessibility.
- Clearly state that the document is not a statutory planning document.
- Promote a walkable waterfront as a key principle.
- Recognise Victoria Quay as a major advocacy priority.
- Explore creation of a 'cultural crescent' linking cultural facilities around Cantonment Hill.
- Balance greening ambitions for Essex Street with its heritage character, and consider community-led maintenance of landscaped areas.
- Focus on redistributing, rather than reducing, car parking.
- Allocate future planning attention to Beach Street and the Northern Gateway precinct adjacent to the PTA railway reserve.
- Elected Members to provide further feedback on the Draft Plan within seven days of the meeting.

2. ECONOMIC DEVELOPMENT STRATEGY 2024 WORKING GROUP

WG meeting dates:	20 May and 18 June 2025
WG Chair:	Chrissie Maus and Cr Andrew Sullivan
Responsible officer:	A/Manager Economic Development and Events
Attachments:	1. Minutes – 20 May 2025 2. Minutes – 18 June 2025

20 May 2025:

The Fremantle Chamber of Commerce's Tourism Committee meeting focused on providing input into the city's Economic Development Strategy. Key themes included the need to improve streetscapes and public landscaping to enhance city appeal, and concerns around restrictive liquor licensing during peak holiday



periods impacting business operations. Attendees highlighted a lack of support for product development, particularly due to limited funding and resources. There was a strong call for winter-specific initiatives to stimulate visitation during the off-peak season. Navigation and parking in the city were noted as ongoing challenges, with suggestions for better signage or alternative transport solutions like light rail. Concerns were also raised about the limited residential accommodation in Fremantle, and the potential value of having a dedicated concierge or account manager to support local businesses in accessing resources and navigating city processes.

18 June 2025:

Working group received an update on ED Strategy including status of the project, shared key feedback gathered through recent business engagement activities and outlined the proposed next steps to guide future planning and implementation.

The group agreed with business engagement feedback which included concerns about Fremantle’s current appeal as a place to do business, noting the need to shift perceptions and diversify beyond its reliance on hospitality.

Suggestions included encouraging extended trading hours through tenancy agreements, addressing public realm issues such as visible homelessness and cleanliness, and adopting a shared responsibility model for maintenance. Proactive vacancy management, better wayfinding, and promoting alternative transport especially in light of the upcoming Fremantle Traffic Bridge closure.

A more inclusive approach to economic development that supports vulnerable communities was encouraged. The group emphasised the importance of building resilience into Fremantle’s economic strategy, ensuring efforts are aligned to key opportunities and supported by practical implementation.

There was strong interest in a formalised business concierge service, and the potential for growth in film and creative industries, particularly on Victoria Quay, was highlighted. The group noted a lack of strategic focus on major precincts like Fremantle Hospital and industrial areas such as O’Connor, calling for clearer long-term planning and engagement with key businesses in those locations.

3. NORTH FREMANTLE PLAN WORKING GROUP

WG meeting date:	21 st July 2025
WG Chair:	Cr Doug Thompson
Responsible officer:	Manager Strategic Planning and City Design
Attachments:	Nil



The Working Group held its second meeting, where City staff presented the results of Phase 1 Community Engagement, which identified high level community aspirations and principles for North Fremantle. The Group resolved to make the engagement report publicly available via My Say, for information. The next meeting is planned for late 2025.

4. CULTURAL VIBRANT CITY (NOISE) WORKING GROUP

WG meeting date: 6 August 2025
WG Chair: Russell Kingdom
Responsible officer: Director Planning, Place, and Urban Development
Attachments: Nil

The following table summarises the meetings and outcomes:

9/7/25	Working Group Meeting	Confirmation of Terms of Reference. Nomination of Chair. Presentation on noise management and planning policy in urban areas. Planning for stakeholder workshop.
23/7/25	Working Group Meeting	Presentation on environmental (noise) regulations. Presentation on planning approaches in other Australian cities. Discussion around 'agent of change'. Case study / discussion.
31/7/25	Stakeholder Workshop	Discussion, feedback and refinement of Key Principles.
6/8/25	Final Working Group Meeting	Discussion on advocacy priorities.

A detailed report of the outcomes, recommendations and minutes of this working group is provided in a separate within this Agenda.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple majority required



COUNCIL DECISION ITEM C2508-33
(Officer's recommendation)

Moved: Cr Andrew Sullivan

Seconded: Cr Geoff Graham

Council receive the following working group updates for JULY 2025:

- 1. CITY PLAN ENGAGEMENT WORKING GROUP**
- 2. ECONOMIC DEVELOPMENT STRATEGY 2024 WORKING GROUP**
- 3. NORTH FREMANTLE PLAN WORKING GROUP**
- 4. CULTURAL VIBRANT CITY (NOISE) WORKING GROUP**

Carried en bloc: 11/0

For:

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham, Cr Adin Lang,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Fedele Camarda,
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

Against:

Nil



General reports

Nil.

Motion of which previous notice has been given

Nil.

Urgent business

Nil.

Late items

Nil.

Confidential business

Nil.

Closure

The Presiding Member declared the meeting closed at 8:50 pm.