



Agenda

Ordinary Meeting of Council

Wednesday 22 April 2026 6:00pm



Notice of an Ordinary Meeting of Council

Elected Members

An Ordinary Meeting of Council of the City of Fremantle will be held on **Wednesday 22 April 2026** in the Council Chamber (Bibbool Room) at the Walyalup Civic Centre, located at 151 High Street, Fremantle commencing at 12:00 am.

A handwritten signature in black ink, appearing to be "M. Hammond".

Matthew Hammond
A/ Chief Executive Officer

15 April 2026



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Official opening, welcome and acknowledgement

Ngala kaaditj Whadjuk moort keyen kaadak nidja Walyalup boodja wer djinang Whadjuk kaaditjin wer nyiting boola yeye.

We acknowledge the Whadjuk people as the traditional owners of the greater Fremantle/Walyalup area and we recognise that their cultural and heritage beliefs are still important today.

Attendance, apologies and leave of absence

Apologies

There are no previously received apologies.

Leave of absence

Cr Geoff Graham Central Ward

Applications for leave of absence

Elected members may request leave of absence.

Disclosures of interest by members

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

Responses to previous public questions taken on notice

The following questions were taken on notice at the Ordinary Meeting of Council held on 8 April 2026:

May-Ring Chen spoke in relation to matters not on the agenda, including radiation exposure, and asked the following question:

Does the council actually do any research before approving the installation of 5G towers or just blindly rely on what ARPANSA says is safe?

Response by the A/ Chief Executive Officer:

These facilities are regulated under Commonwealth legislation, specifically the Telecommunications Act, with health and safety standards set by the Australian Radiation Protection and Nuclear Safety Authority (ARPANSA) as the independent



national expert body. The City is not able to assess, approve or refuse applications regarding the transmission component of this type of infrastructure. ARPANSA can be contacted via its website with contact details available at www.arpansa.gov.au.

Public question time

Members of the public have the opportunity to ask a question or make a statement at council and committee meetings during public question time. Further guidance on public question time can be viewed [here](#), or upon entering the meeting.

Petitions

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

Deputations

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

Presentations

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

Confirmation of minutes

OFFICER'S RECOMMENDATION

Council confirm the minutes of the Ordinary Meeting of Council dated 8 April 2026.

Elected member communication

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



Cr Slaughter raised the following question at the Ordinary Meeting of Council on Wednesday 8 April 2026 in relation to item C2604-12:

Whose responsibility is it to determine how the roads are laid out, given that some of the proposed roads are an H shape and have multiple parts to them but are under one street name, which may cause confusion?

Response by A/Director City Business:

The internal road layout is designed by the developer and assessed through the subdivision approval process to ensure it meets safety, access, and servicing requirements. Road naming and the number of road names required are guided by Landgate standards, however, Council retains the discretion to require additional road names where appropriate.

In this instance, Landgate advised that three road names were appropriate, officers agreed with this advice and made their recommendation to Council accordingly.



Reports and recommendations from officers

Planning reports

Nil.



General reports

C2604-15 COMMUNITY SAFETY AND CRIME PREVENTION PLAN 2026-31

Meeting date:	22 April 2026
Responsible officer:	Manager Regulatory Services
Voting requirements:	Simple Majority Required
Attachments:	1. Community Engagement Report 2. Draft Community Safety Crime Prevention Plan 2026-2031

SUMMARY

The purpose of this report is for Council to consider advertising the final draft Community Safety and Crime Prevention Plan 2026-31. The previous 2019-24 plan was adopted by Council in September 2019 and expired in 2024.

The City is committed to nurturing a safe, inclusive, and vibrant environment for everyone who lives, works, and visits the City. As part of this commitment the City has developed a revised Community Safety and Crime Prevention Plan.

The development, implementation and review of the Plan will be overseen by relevant stakeholders including, WA Police, City of Fremantle staff and the local community. The Plan sets out actions, responsibilities and timelines and has been developed based on stakeholder and community engagement and statistics.

It proposes actions around three focus areas:

- **Education**
- **Outreach & Patrols**
- **Crime prevention through environmental design (CPTED)**

Following extensive engagement during its development, the Plan is now recommended for release for final community review prior to being presented to Council for adoption.

BACKGROUND

Community safety is a shared responsibility that requires collaboration across all levels of government, stakeholders and the community. As a diverse destination



city with significant visitor activity, Fremantle faces unique and evolving safety challenges that extend beyond enforcement alone.

Feeling safe in public spaces is essential to wellbeing and participation in community life, and addressing safety concerns requires coordinated, long-term effort.

The City of Fremantle plays a key leadership, partnership and advocacy role in strengthening community safety through inclusive urban environments, well-designed and maintained public spaces, targeted community programs and support for vulnerable groups.

The Community Safety and Crime Prevention Plan 2026–2031 builds on previous initiatives and provides a clear framework to guide collaboration, reduce crime and antisocial behaviour, improve perceptions of safety and enhance community resilience across Fremantle.

FINANCIAL IMPLICATIONS

Some of the actions in the Plan will require funding. Funding allocation will be considered through the project planning and annual budget processes, with the Plan providing direction on priority works to be scoped and assessed through these processes. State and Federal Government grants will also be pursued where possible.

LEGAL IMPLICATIONS

Nil.

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

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

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

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



CONSULTATION

Community engagement occurred in late 2025 and early 2026 in the preparation of the draft Community Safety and Crime Prevention Plan, as outlined in Attachment 1 Community Safety Crime Prevention Plan Engagement Report 2025.

In summary, the City sought to understand the key community safety priorities of residents, visitors, and businesses. The survey reached more than 1,660 people, and the City received 243 formal submissions. Engagement occurred via the following methods:

- My Say Public Survey
- Group meeting at West Gate Mall – Little Lane Residents.
- White Gum Valley Precinct Meeting – Sullivan Hall.
- Central Fremantle – Flyer Drop – Various Businesses.
- Samson Precinct Group – Samson
- Drop-in Sessions – South Fremantle
- Group meeting at North Fremantle Bowls Club – North Fremantle Residents
- Individual Meeting Requests

Information was shared with all precinct groups, and the engagement was promoted on social media, local media, electronic newsletters, community meetings, fliers, direct contacts/emails.

This resulted in more than 6,561 individual pieces of information collected through the engagement program.

Additionally, consultation with Elected Members took place at an informal elected member briefing on 9 March 2026, during which feedback was provided around increasing the sense of safety for women and vulnerable groups in our community, which has been addressed within the plan.

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

OFFICER COMMENT

Community engagement was undertaken to better understand emerging safety priorities across the City of Fremantle from the perspective of residents, visitors, and businesses. Engagement highlighted a strong desire for clearer information about the role of the City's Community Safety Officers, improved understanding of reporting pathways, and greater visibility of safety initiatives. Drug and alcohol



related behaviour, antisocial conduct, and visible homelessness were consistently identified as the most significant concerns affecting perceptions of safety.

Feedback also indicated that safety issues are most commonly shared through informal channels such as social media, neighbourhood group chats, and word of mouth. This contributes to lower levels of formal reporting, and, in turn, influences community perceptions of safety compared with traditional reported data.

Submissions identified opportunities for the City to improve education, share regular safety statistics, enhance Crime Prevention Through Environmental Design (CPTED), and support stronger agency collaboration.

The City reviewed this feedback alongside internal Community Safety data, including proactive and reactive officer reports and calls for service, as well as relevant external data from WA Police. This combined evidence base informed the development of the Plan and helped identify a three-tiered approach that balance education, prevention, enforcement and environmental design.

Taking this information into consideration, the City has identified a structured, multi-level framework with three focus areas to guide the updated Community Safety and Crime Prevention Plan:

Focus Area 1 – Education

Improving community understanding of crime prevention and reporting pathways through clear guidance on when and how to contact the City, WA Police, or other support services. This includes empowering residents and businesses with practical tools and resources to help prevent crime and support safer neighbourhoods.

Focus Area 2 – Outreach and Patrols

Delivering a balanced approach that combines targeted patrols informed by data and reporting, with compassionate, trauma-informed outreach to vulnerable individuals. The Plan also recognises the importance of early intervention and will explore initiatives that support at-risk people including youth through education, engagement, and access to appropriate services.

Focus Area 3 – Crime Prevention Through Environmental Design (CPTED)

Strengthening safety through improvements to the built environment, including enhanced lighting, CCTV coverage, and the application of CPTED principles. Maintaining public spaces, improving lighting and sightlines, and activating



underutilised areas will be key considerations in reducing opportunities for crime and antisocial behaviour.

This Community Safety and Crime Prevention Plan does not stand alone. It aligns with and supports other key City strategies and plans, with its delivery guided by complementary initiatives that work together to achieve shared safety, wellbeing, and place-making goals.

Preventing and reducing crime requires a collaborative approach, and the City maintains strong partnerships with key stakeholders, including WA Police through a Memorandum of Understanding. The City will continue to strengthen relationships with government agencies and community organisations to coordinate efforts, improve information sharing, and support a collective and integrated response to community safety across Fremantle.

Should Council support the Officers recommendation, the Crime Prevention Plan will be released for final public consultation. Public notice will be provided, and final community feedback will be through both online and one on one engagement opportunities.

Following this final consultation period, any recommended amendments will be incorporated, and the final plan will be presented to Council for final endorsement.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Receive the Community Engagement Report, provided in Attachment 1;**
- 2. Endorse the draft Community Safety Crime Prevention Plan 2026-2031, as provided in Attachment 2, for the purpose of advertising for community consultation; and**
- 3. Note that the Community Safety Crime Prevention Plan 2026-2031, will be brought back to Council for final consideration.**



**C2604-16 COMMUNITY HEALTH AND WELLBEING (PUBLIC HEALTH)
PLAN 2026-2031**

Meeting date:	22 April 2026
Responsible officer:	Manager Regulatory Services
Voting requirements:	Simple Majority Required
Attachments:	1. Community Engagement Report 2. Draft Community Health and Wellbeing Plan 2026-2031

SUMMARY

This report recommends that Council consider advertising of the draft Community Health and Wellbeing (Public Health) Plan that has been developed. Development of the plan is a legislative requirement of the *Public Health Act 2016*.

As well as being consistent with the WA State Public Health Plan 2025-2030, the draft plan integrates with the City's Strategic Community Plan and supporting strategies. It demonstrates the City's commitment to creating a liveable environment where it is easy for people to lead safe, happy and healthy lives. The plan reflects a whole-of-Council commitment to ensuring Fremantle remains a healthy, inclusive and liveable city.

BACKGROUND

All WA local governments are required, under the *Public Health Act 2016*, to prepare and publish a Public Health Plan for their municipality, by 4 June 2026. Prepared in accordance with the Public Health Act 2016, this Plan aligns with the WA State Public Health Plan 2025 to 2030 and integrates with the City's Strategic Community Plan and supporting strategies. It reflects a whole-of-Council commitment to ensuring Fremantle remains a healthy, inclusive and liveable city.

Local health data demonstrates that while Fremantle residents experience high overall wellbeing, several significant challenges require coordinated action. These include lower-than-target immunisation rates, elevated suicide and self-harm rates, high levels of alcohol-related risk, visible homelessness and housing stress, and ongoing environmental health pressures.



The Plan has been shaped by community engagement and evidence-based analysis. Over 600 community interactions and formal submissions informed the identification of six priority areas:

1. Creating a sense of belonging for all members of the community
2. Minimising harm from alcohol, drugs and tobacco including vaping
3. Addressing homelessness and housing access
4. Ensuring safe access to community and the local environment
5. Promoting and providing physical activity opportunities including access to affordable food
6. Protecting the community from public and environmental health risks

The City will deliver this plan through five guiding principles: Promote, Protect, Prevent, People Focused and Partner. Actions are organised across three domains: Information, Service Delivery and Advocacy.

Implementation will occur through the Corporate Business Plan with annual reporting to Council. A mid-term review will be undertaken in 2027, with a final evaluation in 2029 to measure progress against health indicators and strategic objectives.

Through collaboration with community, government and service partners, this plan seeks to strengthen social connection, reduce preventable harm and support every person in Fremantle to achieve optimal quality of life.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

Part 5 of the *Public Health Act 2016* was enacted on 4 June 2024 which requires all local governments to prepare and publish their local Public Health Plan by 4 June 2026.

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

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

Liveable City - Connected city

- Streets are well connected, and it is easy and safe for pedestrians and cyclists to move within neighbourhoods and between key destinations and precincts.

Liveable City - Sustainably designed and optimised urban and natural environments

- The community can access and enjoy natural areas and green spaces for passive and active recreation.
- An increasing tree canopy that enhances biodiversity and helps cool our urban environments.

Liveable City - Functional and inclusive recreational facilities

- The community can participate in a diverse and affordable range of sporting and recreational pursuits.

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.

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

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

Resilient City – Availability of services and support for the most vulnerable members of the community

- Access to programs that connect vulnerable community members to services and support.
- Strong partnerships with relevant State Government agencies and service providers.
- A caring community supports, protects and accepts those who are most vulnerable.

Inclusive City – A safe and accessible community for all abilities

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



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.
- Enable and empower our people to achieve organisational outcomes.

CONSULTATION

The Community Health and Wellbeing (public health) Plan was developed in line with the City's Community Engagement Policy. A public engagement plan designed around the IAP2 Spectrum of Public Participation Framework, was developed and aimed to:

- Involve people who live, work, or play in the City of Fremantle to contribute feedback and experiences in the development of a new public health plan.
- Educate the public on the benefits and uses of a public health plan.
- Develop a public health plan that meets the needs of the Fremantle community and aligns with State government obligations.

Community consultation strategies included an online survey on My Say Freo, which is the City's existing engagement platform; links to the survey on the City's social media sites and newsletter, direct email to over 3000 residents registered on the City's engagement network and a review of the Let's Talk Freo data generated in 2024.

Stakeholder consultation was conducted via an online survey with relevant people in the City, links to the survey in the City's This Is Business (TIB) newsletter program that reaches local businesses in the City Centre and through local media.

Both surveys asked a series of questions that examined social connection and the positive aspects of living in Fremantle; issues and concerns affecting wellbeing, as well as satisfaction levels with the existing facilities, programs, infrastructure, public amenity and services offered in Fremantle that enhance or support health and wellbeing.

The public engagement program reached 633 people through face-to-face conversations and online visits to the City's MySay portal. The City also received 49 formal submissions via its public engagement program.

In late August 2025, a priority setting workshop was held, which aimed to gain consensus on the top five issues to be included in the City's Public Health Plan. A total of 21 people attended the workshop and included Elected Members, interest holders, City staff members and community members. This workshop presented



the top 10 issues identified in the consultation (there were 13 issues presented as 3 issues were allocated the same score) and participants were able to discuss these issues, combine any and pitch for inclusion of any issues that were not included in the top 13. A nominal group process was used to identify the top six priorities, and these issues were further ratified by the Council.

The draft public health plan was presented for comment at an Informal Elected Members Meeting on 9 March 2026. Some recommendations were made for the formatting of the document, which have now been included.

Also suggested, was a proposal to advocate for a supervised drug use facility in Fremantle, to mitigate health risk from drug use and inadequate disposal of used syringes and other paraphernalia. This proposal was considered but has not been included in the current document as there are currently no sanctioned supervised drug consumption facilities operating anywhere in Western Australia, and the state government has indicated it does not intend to pursue this model. Any facility of this type would require amendments to state drug legislation, making this firmly a State Government matter rather than one within local government's remit, although advocacy in this area could be pursued in future if deemed a priority.

The state centres its current approach to harm reduction on needle and syringe programs, take-home naloxone, sobering-up centres, and peer-based outreach services.

OFFICER COMMENT

The Community Health and Wellbeing Plan sets a foundation to demonstrate the public health actions that the City is already taking as part of normal business, as well as reviewing the effectiveness and extent of those activities, in line with the wishes of the community and the health data available. It sets the scene for a movement from the prescriptive and outdated requirements of the *Health Act 1911* to the more flexible, evidence and risk-based approach facilitated by the *Public Health Act 2016*.

Opportunities exist to use the plan as a platform to:

1. inform and enable the community to safeguard and improve their own health,
2. advocate for state and federal government action to address mental health, homelessness and other priority issues,
3. collaborate with government and non-government agency health promotion, exercise and sport, drug prevention and other initiatives,



4. apply for grant funding to facilitate action on public health priorities and
5. plan for City services and projects that enhance the liveability and resilience of the whole community.

Should Council support the officer's recommendation, the plan will be released for final public consultation. Public notice will be provided, and final community feedback will be through both online and one on one engagement opportunities.

Following this final consultation period, any recommended amendments will be incorporated, and the final plan will be presented to Council for final endorsement.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Receive the Community Engagement Report, provided in Attachment 1;**
- 2. Endorse the draft Community Health and Wellbeing Plan 2026-2031, as provided in Attachment 2, for the purpose of advertising for community consultation; and**
- 3. Note that the Community Health and Wellbeing Plan 2026-2031 will be brought back to Council for final consideration.**



**C2604-17 UPDATE ON EXPRESSION OF INTEREST (EOI) FOR SHOP 11,
7-9 SOUTH TERRACE, FREMANTLE**

Meeting date:	22 April 2026
Responsible officer:	Manager Commercial Services
Voting requirements:	Simple Majority Required
Attachments:	1. CONFIDENTIAL - Overview of Expression of Interest submissions 2. CONFIDENTIAL - Proponent 1 Cover Letter 3. CONFIDENTIAL - Proponent 1 Offer to Lease 4. CONFIDENTIAL - Proponent 1 Business Plan 5. CONFIDENTIAL - Panel Evaluation of Proponent 1 Offer

SUMMARY

The purpose of this report is to present an update on the outcome of an Expression of Interest (EOI) process undertaken to identify a long-term commercial tenant for the City-owned property at 7–9 South Terrace, Fremantle. The EOI submissions were assessed against weighted criteria aligned with the City’s Commercial Plan, with a strong emphasis on financials, tenancy mix, street activation and the ability to deliver a commercially sustainable long-term tenancy that contributes to asset performance.

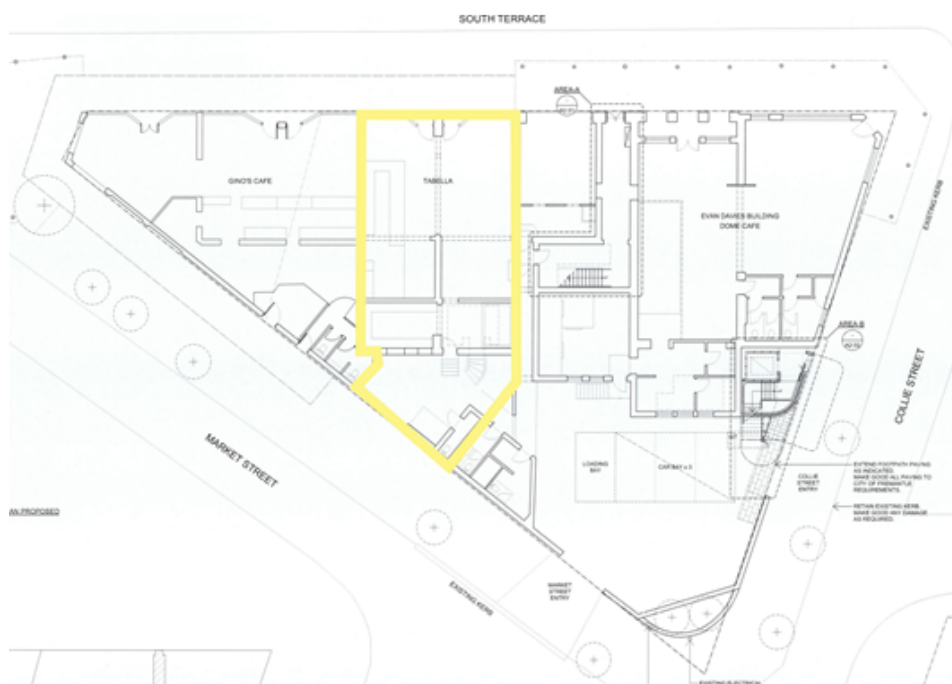
This report notes that no suitable tenants were identified through the EOI process and the City will continue to activate the tenancy via short term (pop-up) licence arrangements, until a long-term commercial tenant is identified.

BACKGROUND

In August 2025, officers appointed Edison Property to advertise and seek expressions of interest to Lease 7-9 South Terrace situated within the Evan Davies Building located along Fremantle’s Cappuccino Strip. The tenancy is 130 sqm of internal lettable area, a 40 sqm rear courtyard for exclusive use of the tenant and an additional 30 sqm of alfresco space available for use upon application to the City.

The location is currently zoned for use of a ‘small bar’ meaning there can be no fixed stage or dance floor constructed and there is a maximum capacity of 100 patrons. The site has limited power capacity requiring a power upgrade. Power supply availability was shared during the Expression of Interest process. An upgrade to power supply is subject to budget and Western Power timeframes,

therefore offers contingent on a power upgrade were excluded. This requirement limited interest from larger chain operators.



The EOI process closed on 11 November 2025.

FINANCIAL IMPLICATIONS

Nil.



LEGAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

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

Thriving City - A resilient seven-day economy

- City centre visitation extends beyond the weekend peak.
- A City with a diverse range of unique, resilient and sought-after businesses and attractions.

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

- Fremantle is recognised as a hotspot for creativity and innovation with a strong network of support for start-up ventures and small businesses.

Thriving City - Vibrant and active city centre

- A coexistence of residents, visitors and workers creates a desirable environment in which to live, work, and visit.

CONSULTATION

The EOI was advertised via the City's contracted agent Edison Commercial throughout September, October and November 2025. The submission period closed on 11 November 2025.

After the panel assessed the EOI submissions on 14 November 2025, all submissions were assessed to be lacking sufficient information to adequately address criteria. As such in-person meetings were conducted with all three parties to seek additional information and clarification. During this period, 2 of the 3 parties withdrew from the process and did not supply further information.

Following receipt of additional information from the remaining proponent, a secondary evaluation panel meeting was held on 4 February 2026 to assess the remaining offer (Proponent 1). On the same day, Proponent 1 was contacted, provided with feedback, and advised that the evaluation panel would not be recommending acceptance of its offer. A potential, lower-cost city owned location was proposed to Proponent 1 and a site inspection of the alternative property was conducted. However, they chose not to pursue this option.



Following this advice being provided to the proponent, and prior to a report being presented to Council notifying of the outcome, officers have been conducting a review into other approaches to activate the tenancy in the short-term while approaches to improving suitability for longer term commercial tenants are developed.

OFFICER COMMENT

EOI submissions were assessed by a panel of five officers from across the organisation against weighted criteria aligned with the City's Commercial Plan for the tenanting of commercial property.

The approved weightings were applied, with primary emphasis on Financials (40%), Tenancy Mix (30%) and Street Activation (30%).

Evaluation focused on the commercial sustainability of the proposed use, the applicants' ability to operate the tenancy effectively and responsibly, and their financial capacity to deliver a viable, long-term leasing outcome that supports asset performance and value for money for the City. Factors such as street-level presence and mid-week activation were also key considerations.

Initially, three submissions were received during the EOI process, however, the information was insufficient for the panel to recommend acceptance. An overview of submissions received is available in Confidential Attachment 1.

One offer was contingent on several conditions, including power supply upgrades to be delivered by the City and Western Power within a specified timeframe. Despite engagement between officers and the proponent, the conditions remained unchanged and the timeframe could not be achieved. The offer was subsequently withdrawn by the proponent.

The second offer was also withdrawn due to the proponent securing a more suitable location.

Officers met with Proponent 1 seeking additional information, including a request for a business plan to demonstrate financial sustainability throughout the full term of the Lease. The business plan is provided in Confidential Attachment 4.

Upon receipt of the additional information, the evaluation panel reconvened to re-assess the submission from Proponent 1. The panel determined that the consensus weighted score for Proponent 1 was insufficient in relation to the Street Activation (30%) and Financials (40%) criteria.



A more detailed analysis of the assessment of this criteria is provided in Confidential Attachment 5.

While a comparatively higher consensus score was achieved for the Tenancy Mix criterion (30%), weighted scores across all criteria did not meet the threshold recommendation for acceptance.

Given the City's Commercial Plan identifies this property is to be leased on a commercial basis and a suitable proponent for this property has not been identified through the EOI process, the tenancy will be made available for short-term retail/creative uses until a long-term commercial tenant can be secured in accordance with the action areas with the City's Commercial Plan. Noting that some interim opportunities have been identified and can be progressed in the short term.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Receive the information report provided on the Expression of Interest (EOI) process for 7-9 South Terrace, Fremantle.**
- 2. Note the City will continue to activate the tenancy via short term (pop-up) licence arrangements, until a long-term commercial tenant is identified.**



C2604-18 NEW LEASE - FREMANTLE SURF LIFE SAVING CLUB INC

Meeting date: 22 April 2026
Responsible officer: Manager Commercial Services
Voting requirements: Simple Majority Required
Attachments: Nil

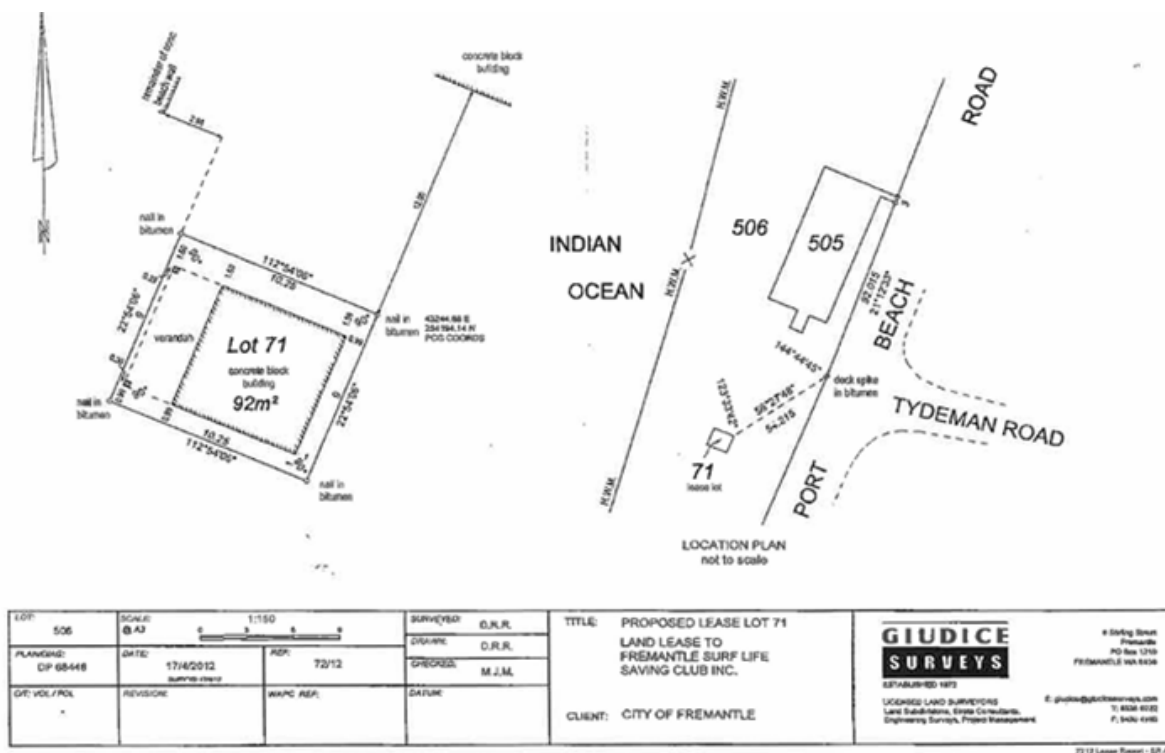
SUMMARY

The purpose of this report is to seek Council approval for a new community lease between the City of Fremantle and Fremantle Surf Life Saving Club Inc. (FSLSC) for the Port Beach Annex Building (92 m²) on Reserve 43311.

BACKGROUND

The City is the management body for Reserve 43311 (purpose: Foreshore Management and Recreation) with power to lease for up to 21 years, subject to Ministerial consent under the *Land Administration Act 1997*.

Fremantle Surf Life Saving Club Inc. (FSLSC) has requested a lease over the "concrete block building" at Leighton/Port Beach for lifesaving-related activities and community programs. The leased premises comprise 92 m² as shown below.





The Fremantle Surf Life Saving Club's Port Beach Annexe was officially opened in October 1986. It was designed and built as a "mini" lifesaving facility to include a first aid room, office, storeroom and an all-weather lookout tower, funded in part by a grant from the America's Cup Office.

The lease for the Port Beach Annexe building expired on 31 December 2025 and the Club currently occupies the premises under a month-to-month tenancy arrangement.

The proposed new lease relates exclusively to the Port Beach Annexe building. The FSLSC's main clubrooms are subject to a separate agreement, which was granted a 21-year term and is due to expire 30 June 2031.

FINANCIAL IMPLICATIONS

- Rent: \$1 per annum, payable on demand. No rent review applies.
- Outgoings: FSLSC is responsible for all outgoings attributable to the premises, including all statutory duties or taxes, (where applicable) rubbish collection, ESL, water (including meter rent/excess), electricity, gas, telephone/internet, connections, maintenance costs and any other consumption charge or statutory impost arising from use and occupation.



- Insurance reimbursement: The City will maintain building/ownership-related insurances and FSLSC must reimburse the City for any premiums or costs arising therefrom (as an “insurance required” under the lease).
- Lessee insurances: FSLSC must hold Public Liability insurance of not less than \$20 million, plus other insurances required under the lease (e.g., plate glass; fixtures/fittings as required).
- Maintenance: A detailed Maintenance Schedule will be included in the Lease that allocates responsibilities. As the structure was built by FSLSC, the Club is wholly responsible for maintenance and repair of all buildings and improvements within the leased area (including structural and capital).

Under the proposed Lease, FSLSC is responsible for the payment of rates. In prior years it has received the capped rates concession for its Leighton Beach premises, with no concession applied to this premises. Last year rates payable for this premises was \$1,825 plus ESL. It is noted that the FSLSC is included within a broader sporting club rates concession review that is currently underway.

LEGAL IMPLICATIONS

The Minister for Lands has pre-approved the draft Lease.

The Management Order for the Reserve authorises leasing for terms not exceeding 21 years; the proposed term complies.

The lease contains standard provisions requiring FSLSC to comply with all statutes, planning approvals, licences and permits, and to indemnify the City for failures to comply.

No assignment, subletting, caveat or other dealing without prior written consent (and Minister’s consent, where applicable). No mortgage/charge permitted.

Standard events of default and forfeiture provisions apply, including re-entry and recovery of losses for breach of essential terms (rent/outgoings, insurance, indemnity, use, maintenance).

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

- Recreational facilities are contemporary, functional and can be accessed by all members of the community.
- 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 City's facilities are functional and fit for purpose and contribute to improving community well-being.

Inclusive City – A safe and accessible community for all abilities

- Equitable events and programming enable participation in community life.

Inclusive City – A platform for engagement and participation for our youth and next generation of community leaders

- Youth have access to facilities that encourage lifelong learning and active healthy lifestyles.

Inclusive City – Genuine and productive partnerships with members of the community

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

CONSULTATION

Officers have been liaising with the Club for several months, the terms have been agreed, and the Club has signed the Lease.

OFFICER COMMENT

The Fremantle Surf Life Saving Club (the Club) provides a substantial and ongoing community benefit through the provision of essential lifesaving and water safety services that directly support public safety, community wellbeing and the Council's strategic objectives for coastal management and recreation. The proposed



peppercorn rent is consistent with the City's approach to community leases for not-for-profit sporting organisations. This lease is exempt from the City's Competitive Leasing Policy given the premises is not held for the purpose of profit-making.

The 21-year term provides security of tenure appropriate to FSLSC's service delivery and investment in lifesaving capability, while the limited footprint (92 m²) ensures the wider reserve continues to function as a public open space under City management. The lease clearly allocates risk (insurance, indemnity, maintenance) and preserves City rights regarding compliance, condition, access, and redevelopment/termination where permitted.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council authorise the Chief Executive Officer to enter into a lease with the Fremantle Surf Life Saving Club Inc for a portion of Lot 530 on Deposited Plan 416989, LR3172/297, Reserve 43311 in line with the essential terms below:

Land:	Part Reserve 43311 – Lot 530 on DP 416989 (Crown Land Title LR3172/297).																
Premises:	Approx. 92 m² "concrete block building" per Annexure A (Plan of Premises). <table border="1"> <tr> <td>LOT: 506</td> <td>SCALE: 1:150</td> <td>SURVEYOR: D.J.R.</td> <td>TITLE: PROPOSED LEASE LOT 71</td> </tr> <tr> <td>PLANNING: DP 416989</td> <td>DATE: 17/4/2012</td> <td>ENGINEER: D.J.R.</td> <td>LAND LEASE TO</td> </tr> <tr> <td>DATE: VOL/POL</td> <td>REVISIONS</td> <td>SPECIES: M.J.M.</td> <td>FREMANTLE SURF LIFE SAVING CLUB INC.</td> </tr> <tr> <td></td> <td></td> <td>DATE: 7/2/12</td> <td>CLIENT: CITY OF FREMANTLE</td> </tr> </table>	LOT: 506	SCALE: 1:150	SURVEYOR: D.J.R.	TITLE: PROPOSED LEASE LOT 71	PLANNING: DP 416989	DATE: 17/4/2012	ENGINEER: D.J.R.	LAND LEASE TO	DATE: VOL/POL	REVISIONS	SPECIES: M.J.M.	FREMANTLE SURF LIFE SAVING CLUB INC.			DATE: 7/2/12	CLIENT: CITY OF FREMANTLE
LOT: 506	SCALE: 1:150	SURVEYOR: D.J.R.	TITLE: PROPOSED LEASE LOT 71														
PLANNING: DP 416989	DATE: 17/4/2012	ENGINEER: D.J.R.	LAND LEASE TO														
DATE: VOL/POL	REVISIONS	SPECIES: M.J.M.	FREMANTLE SURF LIFE SAVING CLUB INC.														
		DATE: 7/2/12	CLIENT: CITY OF FREMANTLE														
Lessor:	City of Fremantle.																
Lessee:	Fremantle Surf Life Saving Club Inc.																



Guarantor:	Not Applicable
Bank Guarantee:	Not Applicable
Term:	Twenty-one (21) years – 1 Feb 2026 to 31 Jan 2047; no option term.
Rent:	\$1 per annum
Rent Review:	Not Applicable
Legal Fees:	Each party will be responsible for their own costs.
Permitted Use:	Lifesaving operations, training, education, and community support aligned with reserve purpose.
Outgoings:	Lessee responsible for all outgoings/consumption charges attributable to the premises.
Public Liability Insurance:	\$20,000,000 minimum; City-held building/ownership insurances reimbursed by Lessee.
Maintenance:	Lessee wholly responsible for maintenance/repair of buildings and improvements within the leased area.
Dealings:	No Assignment/sublease/caveat/mortgage/charge without required consents.
Additional conditions:	Ownership of improvements remains with FSLSC; no gifts from Lessee to Lessor.



C2604-19 SEASONAL AND TEMPORARY TRADING COUNCIL POLICY

Meeting date:	22 April 2026
Responsible officer:	A/Manager Economic Development and Events
Voting requirements:	Simple Majority Required
Attachments:	1. Draft Seasonal & Temporary Trading Council Policy 2. Seasonal & Temporary Trading in Fremantle Guidelines

SUMMARY

The purpose of this report is to provide Council with an updated Seasonal Trading Council Policy. The current policy was adopted by Council in November 2022 and is now due for renewal.

This report recommends that Council endorse the Seasonal and Temporary Trading Council Policy for public consultation.

BACKGROUND

The Seasonal Trading Council Policy defined suitable locations and operating times for temporary trading, detailed the City's role in enabling these activities, and established a consistent and transparent decision-making framework.

Following Council approval of the Seasonal Trading Council Policy, DPLH approved the identified trading locations and advised that temporary trading activities were limited to a maximum period of 18 months. This condition has created an operational constraint for sauna operators, whose business model relies on seasonal continuity rather than short-term or intermittent trading.

In response to the DPLH conditions, Neighbourhood Sauna undertook a seasonal trading break and subsequently recommenced operations for an initial six-month period, followed by a further six-month summer season in 2025/2026. Following the completion of the upcoming winter season, the maximum 18-month trading period will be reached, requiring either another enforced trading break or further amendments to the policy to allow continued operation.

Mobile food vendors have historically been administered through the Environmental Health team; however, this approach has delivered limited program outcomes. Given the inherently seasonal and temporary nature of mobile food vending, integrating the program within the Seasonal Trading framework provides a more appropriate and cohesive policy approach.



This policy is presented to Council for endorsement for the purposes of seeking community feedback and will then be brought back to Council for formal adoption ahead of the end of financial year along with the community feedback for consideration.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from the endorsement of this policy. The implementation of the policy will be managed within the City's operational budget.

The policy aims to simplify the approval process for seasonal and temporary trading, improving accessibility for businesses. This is expected to increase the number of activated locations, generate additional revenue for the city, and deliver wider economic benefits.

The current 2025/26 fees are charged as follows:

- Seasonal commercial business trading fees \$3,000 (ex GST) per season.
- Unique Food Vehicle fess \$641 (ex GST)

A comprehensive review of the event related fees and charges has been undertaken and proposed changes include:

Seasonal Trader

Item	Winter Season	Summer Season
Expression of Interest (EOI) opens	1 February	1 August
Expression of Interest (EOI) closes	1 March	1 September
Operational assessment period	30 days	30 days
Trading approval issued	1 April	1 October
Approved trading dates	1 May – 31 October	1 November – 30 April
Seasonal trader permit fee	\$1,500	\$1,500
Location bond	Determined following assessment of risk to infrastructure assets	Determined following assessment of risk to infrastructure assets



Mobile Food Vendor

Item	Winter Season	Summer Season	Annual Permit
Expression of Interest (EOI) opens	1 February	1 August	1 August
Expression of Interest (EOI) closes	1 March	1 September	1 September
Operational assessment period	30 days	30 days	30 days
Trading approval issued	1 April	1 October	1 October
Approved trading dates	1 May – 31 October	1 November – 30 April	1 November – 31 October
MFV trader fee – Time Slot 1 (7:00am–11:00am)	\$350	\$350	\$650
MFV trader fee – Time Slot 2 (11:30am–3:00pm)	\$350	\$350	\$650
MFV trader fee – Time Slot 3 (3:30pm–9:00pm)	\$400	\$400	\$700
Location bond	Determined following assessment of risk to infrastructure assets	Determined following assessment of risk to infrastructure assets	Determined following assessment of risk to infrastructure assets

LEGAL IMPLIFICATIONS

Seasonal and temporary trading permits are issued at the discretion of the City and subject to applicable legislation, local laws, City policies, and the Terms and Conditions of the Seasonal and Temporary Trading Program. Permits do not confer any exclusive property rights, tenure, or expectation of renewal and may be withdrawn in accordance with legislative powers.

STRATEGIC IMPLICATIONS

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



Thriving City - A resilient seven-day economy

Visitor-focused amenity and infrastructure supports the delivery of an exceptional visitor experience.

CONSULTATION

Since the adoption of the policy, officers have maintained ongoing engagement with both internal and external stakeholders to gather operational feedback and insights. This engagement has informed refinements to the Seasonal Trading Council Policy and associated guidelines.

A formal public consultation process has not yet been undertaken, as trading activity has not reached anticipated capacity, the annual allocation of approved trading locations has not been fully utilised, and the Expression of Interest process has, to date, resulted in a limited number of new seasonal traders other than saunas.

Following endorsement of the proposed draft Seasonal and Temporary Trading Council Policy for advertising, feedback received will be presented back to Council for consideration.

The purpose of this public consultation is to:

- Inform the community about the proposed policy changes;
- Gather feedback to ensure the policy reflects community, including local businesses and
- Build transparency, trust, and collaboration between Council and stakeholders.

The objectives of this engagement are to:

- Inform the public and key stakeholders about the proposed policy changes.
- Consult stakeholders to gather input, feedback, and suggestions to shape the final policy.
- Collaborate with local businesses to identify potential impacts and opportunities.
- Ensure representation from a diverse range of community voices, including residents and local businesses.



The public consultation will target the following stakeholder groups:

Stakeholder Group	Interest in Policy	Engagement Method
General community	Affected by policy changes or interested in community outcomes	Community survey
Local business owners	Potentially affected by event-related activity and local economic impacts	Community survey
Council staff and elected members	Responsible for implementation and decision-making	Internal briefing and reporting

Community Survey

- Purpose: To gather broad community views, priorities, and feedback on the proposed policy changes.
- Method: Online survey hosted on MySay, hard copies available at Walyalup Civic Centre, promotion through corporate website, social media and e-newsletters THIS IS BUSINESS
- Timing: Open for 5 weeks
- Output: a summary report of survey findings and key themes.

The community engagement process will commence following endorsement of the proposed policy for advertising. Findings will be collated following the consultation process and presented to Council for its consideration. The fees and charges for the 26/27 budget have been reviewed and provided earlier in this report.

OFFICER COMMENT

Fremantle attracts a diverse range of innovative entrepreneurs seeking to operate seasonal and temporary businesses in the City's iconic public spaces. These activities can play a positive role in meeting gaps in the local market by providing tourism and recreation related products and services that complement existing offerings.

Seasonal and temporary trading contributes to the vibrancy and activation of public areas, attract additional visitors, and supports economic development by providing lower-risk opportunities for businesses to trial new concepts and business models. This approach has proven effective in supporting the transition



to permanent operations and the successful establishment of businesses in Fremantle.

As these activities occur on public land, it is necessary to ensure that access to trading opportunities is managed through a fair, transparent and equitable process that provides equal opportunity for participation and supports community benefit.

The City also has a responsibility to ensure that seasonal and temporary trading is appropriate for its location, does not negatively impact residential amenity or nearby businesses, and does not unreasonably conflict with established permanent retailers.

This policy establishes guiding principles and a clear application and assessment framework to ensure seasonal and temporary trading activities align with the City of Fremantle's vision as a destination city, while delivering consistent, transparent and balanced outcomes for traders, businesses, residents and visitors.

The policy aligns with the strategic direction set out in the City of Fremantle Strategic Community Plan 2024–2034, Destination Development Strategic Plan 2023–2027, and the Economic Development Strategy 2025–2030.

The current review proposes the following key changes:

Transition of sauna operations to a more appropriate regulatory pathway

A temporary sauna first started operating at South Beach in the South Beach North carpark in June 2022 under the approval of a Trading in Public Places permit.

Due to increasing interest received from other commercial saunas, in November 2022, Council adopted the Seasonal Trading Council Policy, subject to receiving approval of the trading locations by the Department of Planning, Lands and Heritage (DPLH). A new policy was developed to bring consistency to Council's approach to managing temporary and seasonal commercial trading activity in public spaces throughout the City of Fremantle.

The need for repeated seasonal breaks or ongoing policy reviews indicates that sauna operations are not well aligned with regulation under the Seasonal Trading Council Policy. The policy is intended to support genuinely temporary, short-term trading activities, whereas sauna operations are semi-permanent in nature and require greater long-term certainty to operate effectively.



Following a review undertaken by the Economic Development & Events team, it is proposed that saunas no longer be managed under the Seasonal and Temporary Trading Policy. Instead, sauna operations would be considered through a more suitable regulatory mechanism that better reflects their operational characteristics. This approach will improve regulatory clarity, reduce administrative burden, and avoid the need for repeated policy amendments, while continuing to provide an appropriate pathway for sauna operations to occur.

As a consequence of this proposed transition, the South Beach sauna site would no longer be progressed as a seasonal or temporary trading location. Officers will instead will investigate the site as a potential long-term commercial leasing opportunity, via a public expression of interest process.

Preliminary discussions with the Department of Planning, Lands and Heritage indicate that a health and wellbeing-related commercial use, such as a sauna, may be considered ancillary to the Reserve purpose and potentially permissible at this location, subject to relevant approvals.

Subject to further investigation and Council endorsement, officers will commence an expression-of-interest process to identify a suitable long-term operator that responds to community needs and addresses existing operational concerns, including the management of power supply and generator use. Longer-term tenure is expected to better position operators to commit to sustainable energy solutions.

Any proposal to lease the site for this purpose will be reported back to Council for consideration.

Rationale for integrating seasonal trading and the mobile food vendor program

Combining the Seasonal Trading and Mobile Food Vendor Program under a single policy framework will improve clarity, consistency and efficiency in the management of commercial activity on public land.

Both programs involve temporary, non-exclusive use of public spaces, and are assessed against comparable criteria, and require consideration of public safety, amenity, infrastructure impacts and regulatory compliance. Managing these activities under a single policy enables a consistent approach to approvals, conditions, fees and enforcement, reducing duplication and administrative complexity.



A unified policy also enhances transparency and accessibility for applicants by providing a single, clear pathway for seasonal and temporary trading opportunities, while retaining operational flexibility through differentiated permit types, timeframes and location-specific controls where required.

From a strategic perspective, an integrated framework supports stronger coordination of public space activation, enables more effective balancing of trader access with community and business impacts, and ensures temporary trading activity aligns with broader economic development and place-making objectives.

Bringing both programs together strengthens the City's ability to manage cumulative impacts, respond to changing demand, and ensure that seasonal and temporary trading remains low-impact, equitable and beneficial to the community.

Inclusion of time-based trading allocations for mobile food vendors

Structured time slots are a mechanism to balance demand, manage impact, and equitably distribute economic opportunity, while still enabling activation of public spaces and enhanced visitor experiences.

They can also provide:

- Increased access and fairness: Allocating defined time slots allows multiple businesses to operate in popular locations over a season, rather than a small number holding continuous access. This broadens participation, particularly for small or start-up operators.
- Reduce competition saturation: Staggered time slots prevent the market becoming overcrowded at any one time, helping individual traders maintain viability and avoid dilution of customer demand.
- Opportunities to trial different trading periods: Businesses can test how their concept performs at different times of day or across seasons, gaining valuable insights to refine their offer.
- Share economic uplift: By rotating opportunities, spending is distributed across more operators, supporting local economic development rather than concentrating benefits with a single trader.
- Responsive place activation: Time slots can be aligned with peak visitation periods, events, or seasonal demand, maximising foot traffic while ensuring benefits are shared across multiple businesses.



Governance and program management

Overall management of the Seasonal and Temporary Trading Program will sit within the Economic Development and Events team, supported by Parks, Engineering and other relevant departments to address operational, amenity and infrastructure considerations.

The Environmental Health team will continue to be responsible for the assessment of all mobile food vendor applications for compliance under the *Food Act 2008*, including approvals, conditions and ongoing food safety compliance monitoring.

This shared governance approach ensures that economic activation objectives are balanced with regulatory compliance, public safety and community amenity outcomes.

This revised policy balances support for seasonal and temporary trading with the protection of public amenity, while encouraging businesses to activate public spaces and enhance visitor experiences.

This policy is presented to Council for endorsement for the purposes of seeking community feedback and will then be brought back to Council for formal adoption along with the community feedback for consideration.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council endorse the draft Seasonal and Temporary Trading Policy, as provided in Attachment 1, for the purpose of public advertising.



C2604-20 FREMANTLE PARK CARETAKER AGREEMENT

Meeting date: 22 April 2026
Responsible officer: Director City Business
Voting requirements: Simple Majority Required
Attachments: Nil

SUMMARY

On 26 November 2025, officers provided Council with an update on progress associated with the caretaker arrangement that is in place for the Fremantle Park Sport and Community Centre (C2511-20).

Upon receiving the update Council resolved to consider recommendations that inform the updated business plan by 30 April 2026.

This report provides an update on the progress of the agreement and Council resolution.

BACKGROUND

On 26 November 2025, officers provided Council with an update on progress associated with the caretaker arrangement that is in place for the Fremantle Park Sport and Community Centre (C2511-20).

Upon receiving the update Council resolved the following:

1. Receive the information update on the Fremantle Park Sport and Community Club Inc. caretaker arrangement, and the Independent financial and governance audit provided in the confidential attachments.
2. Note recommendations that will inform an updated business plan will be presented to Council by 30 April 2026 prior to the expiry of the current caretaker arrangement on 30 June 2026.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Nil.



STRATEGIC IMPLICATIONS

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

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

- The City's facilities are functional and fit for purpose and contribute to improving community well-being.

CONSULTATION

City officers are currently engaging directly with clubs on the proposed recommendations prior to being presented to Council for formal approval. This includes the management committee of the Fremantle Park Sport and Community Centre Inc, The Fremantle Bowling Club, the Fremantle Tennis Club and the Fremantle Workers Club.

OFFICER COMMENT

Since November 2025, options for the ongoing management of the facility have been developed and respective clubs are now in the process of being consulted on them. As per the resolution Elected Members were presented with proposed recommendations via an Elected Member Briefing (IEM) in April 2026, however recommendations have yet to be presented to a formal meeting of Council.

While a preferred approach has been developed and documented, officers are undertaking some further consultation with clubs prior to being presented to Council for formal decision.

The consultation is currently underway, and final recommendations will be presented to an Ordinary Meeting of Council in May 2026.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



OFFICER'S RECOMMENDATION

Council:

- 1. Receive the Fremantle Park Caretaker Arrangement information report for April 2026; and**
- 2. Note final recommendations will be presented to an Ordinary Meeting of Council in May 2026**



Statutory reports

C2604-21 STATEMENT OF INVESTMENTS MARCH 2026

Meeting date:	22 April 2026
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	1. Investment Report - 31 March 2026

SUMMARY

This report outlines the investment of surplus funds for the month ending 31 March 2026 and provides information on these investments for Council consideration.

This report recommends that Council receive the Investment Report for the month ending 31 March 2026, as provided in Attachment 1.

The investment report provides a snapshot of the City's investment portfolio and includes information as at months ending 31 March 2026 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 \$1.95m against a full year amended budget of \$1.95m. Interest earnings year to date are higher than YTD budget by \$0.31m with \$0.23m being earned in March 2026. The strong investment performance is due to the attractive interest rates in the current market.

The Reserve Bank of Australia (RBA) increased the cash rate by 25 basis points to 3.85% at its February 2026 meeting and subsequently raised it further to 4.10% in March 2026, reflecting ongoing concerns about persistent inflationary pressures and resilient domestic demand. Recent data from the Australian Bureau of Statistics indicates that annual CPI inflation has risen to approximately 3.8%, remaining above the RBA's target range of 2-3%, with broad-based price pressures evident across housing, electricity, and services. In addition, elevated and volatile fuel prices have contributed to upward pressure on headline inflation, driven by global oil market dynamics and exchange rate movements, further complicating the inflation outlook. These developments have led to a reassessment of market expectations, with the likelihood of near-term rate cuts diminishing significantly. Current forecasts suggest interest rates are likely to remain elevated throughout 2026, with the possibility of further modest increases if inflation remains above target.

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 4.40% for the month of March 2026. The City's actual portfolio return in the last 12 months is 3.91%, comparing on par with the benchmark Bloomberg AusBond Bill Index reference rate of 3.80% (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 comprehensive Investment Reports for the months ending March 2026 which can be viewed in the Attachments. A summary of the investment reports is provided below.

1. Portfolio Details

As at 31 March 2026 the City's investment portfolio totalled \$59.60m. The market value of this investment was \$60.46m at that time, which takes into account accrued interest.

The investment portfolio is made up of:

Cash Investments (<= 3 months)	\$4.60m
Term Deposits (> 3 months)	\$55.00m
TOTAL	\$59.60m

Of which:

Unrestricted cash	\$41.88m
Restricted cash (Reserve Funds)	\$17.72m
TOTAL	\$59.60m



The current amount of \$41.88m held as unrestricted cash represents 38.34% of the total adopted budget for operating revenue \$109.23m.

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 March 2026 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	35,598,183.80	59.73%	100.00%	59.73%	40.27%	0.00%
Tier 2	14,000,000.00	23.49%	60.00%	39.15%	60.85%	0.00%
Tier 3	10,000,000.00	16.78%	35.00%	47.94%	52.06%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	59,598,183.80					
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.

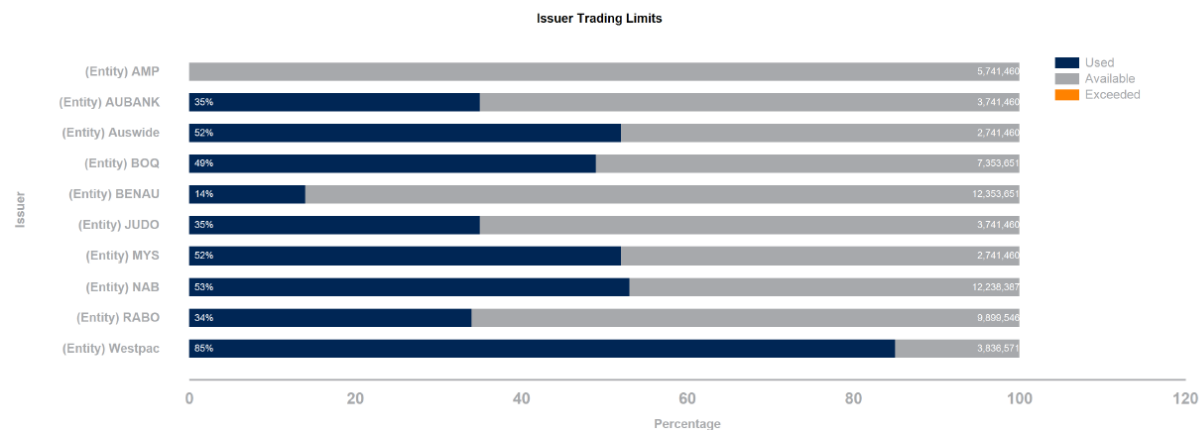


Counterparty credit framework

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 March 2026 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.

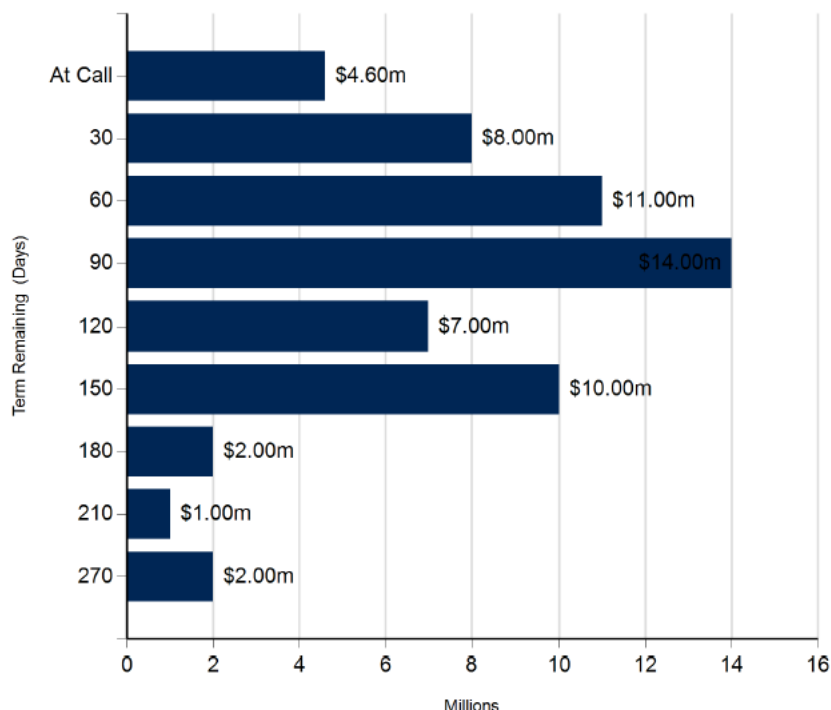
3. Portfolio Liquidity Indicator

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.

The below graph provides details on the maturity timing of the City’s investment portfolio as at 31 March 2026. Currently, all investments will mature in one year or less.



Face Value by Term Remaining



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

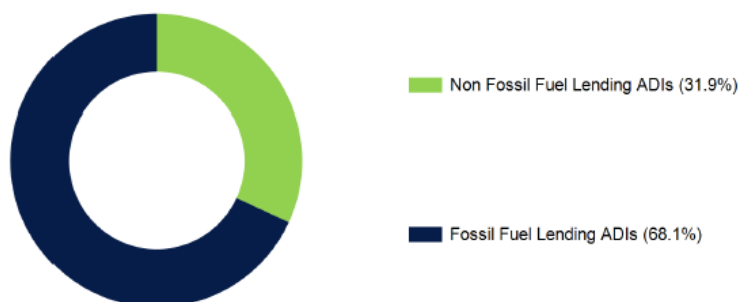
To support the City's ability to undertake greater fossil fuel divestment, a review of the Investment Policy was presented and adopted by Council on 25 November 2020 which incorporated a minor change to the investment framework to increase the percentages allocated to Tier 3 and Tier 4 categories, allowing 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 March 2026, Green Investments accounted for \$19.0 million (31.9%) of the City's investment portfolio, an increase of \$5.0 million (9.1%) since the February report. The City continues to work toward achieving and sustaining its 50% Green Investment target.



**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.

Noting the relatively low percentage of green investments that was reported for the month ending February 2026, this has now increased to 31.9% for the month ending March 2026 with further green investments being made over April to further increase this percentage.

Management of Financial Stability Risks

The City regularly reviews risks associated with the financial stability of the Australian and global financial system. Based on the current assessment the City implements 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 March 2026 from matured investments was \$143k.



6. Investing Activities

There were 5 new term deposits totalling \$10m. Full details of the Institutions invested in, interest rates, number of days and maturity date for investments held as at 31 March 2026 are provided in Attachment 1 (Note 10).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council receive the Investment Report for the month ending 31 March 2026 as provided in Attachment 1.



C2604-22 SCHEDULE OF PAYMENTS MARCH 2026

Meeting date:	22 April 2026
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	1. Schedule of Payments and Listings - March 2026 2. Purchase Card Transactions Report - March 2026 3. BP Plus Fuel Card - February 2026 4. Summary of Payments and Listings - March 2026

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 March 2026 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 March 2026 is provided within Attachments 1 and 2.

FINANCIAL IMPLICATIONS

Total payments of \$11,192,258.78 were made during March 2026, 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 March 2026 by payment type:

<i>Payment Type</i>	<i>Amount (\$)</i>
<i>Cheque / EFT / Direct Debit/International Payments</i>	8,226,361.15
<i>Corporate Credit Cards</i>	47,912.79
<i>BP Plus Fuel Cards</i>	6,478.97
<i>Salary / Wages / Superannuation</i>	2,911,505.87
<i>Total</i>	<i>\$11,192,258.78</i>



Attachment 1 provides a detailed listing of payments made by Cheque, EFT and direct debit, while Attachment 2 details Corporate Credit Card transactions for the month ending 31 March 2026. Attachment 3 provides details of the City's BP Plus fuel cards, also for the month ending 31 March 2026.

Regulation 13A applies to purchasing cards issued by local governments to their employees. Purchasing cards operate through a local government-approved line of credit and are used to facilitate the timely payment of goods and services acquired in the ordinary course of business.

The Department of Creative Industries, Tourism and Sport has provided guidance on the types of purchasing cards required to be included in monthly reporting to Council, being those that utilise an approved line of credit. These include business or corporate credit cards, debit cards, store cards, fuel cards and taxi cards.

The City has reviewed all purchasing cards held across the organisation and identified the following expenditure for the reporting period of February 2026 (paid in March 2026).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Accept the list of payments made under delegated authority, totalling \$8,226,361.15 for the month ending 31 March 2026 including the Cheque / EFT/ Direct Debits/ International Payments as contained within Attachment 1.**
- 2. Accept the detailed transaction listing of Purchase Card expenditure, including Corporate Credit Cards, totalling \$47,912.79 for the month ending 31 March 2026, as detailed in Attachment 2.**
- 3. Accept the detailed transaction listing of BP Plus Fuel Cards totalling \$6,478.97 for the month ending 28 February 2026, as contained within Attachment 3.**
- 4. Accept the Salary / Wages / Superannuation payments made under delegated authority, totalling \$2,911,505.87 for the month ending 31 March 2026 as contained within Attachment 4.**



C2604-23 MONTHLY FINANCIAL REPORT MARCH 2026

Meeting date: 22 April 2026
Responsible officer: Director City Business
Voting requirements: Simple Majority Required
Attachments: 1. Monthly Financial Report - 31 March 2026

SUMMARY

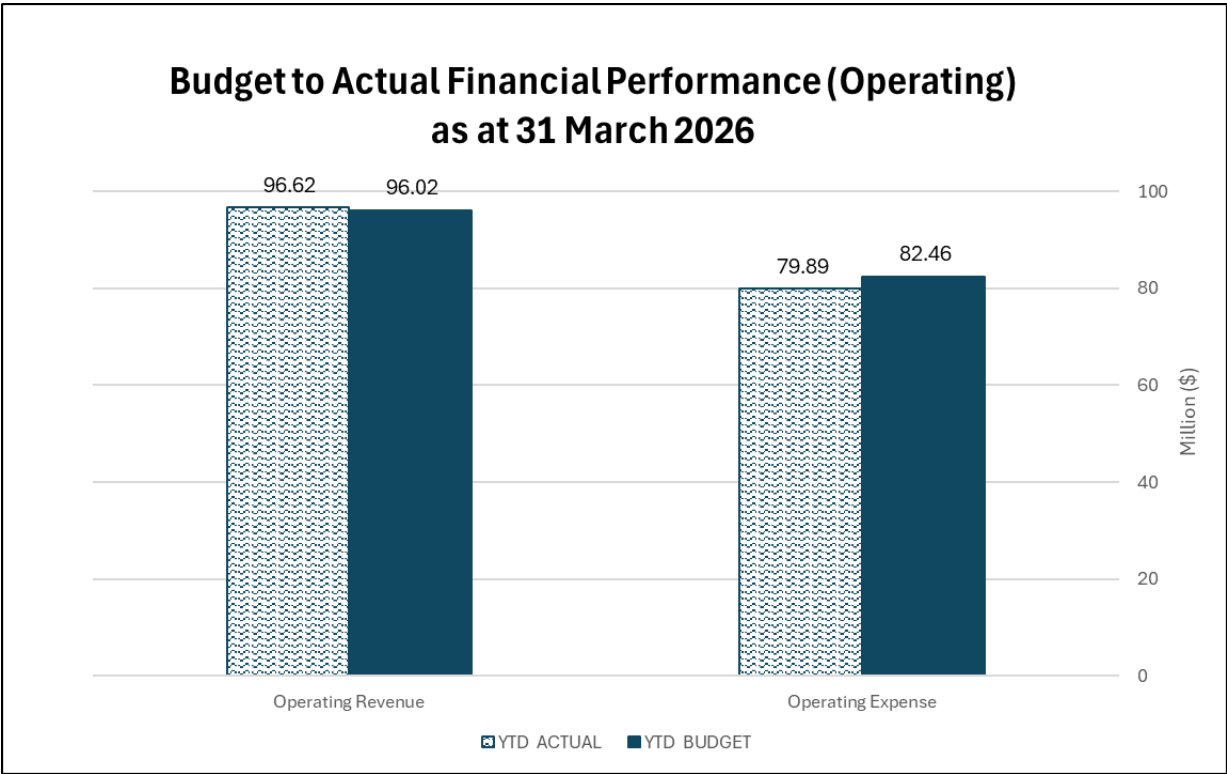
The monthly financial report for the period ending 31 March 2026 has been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

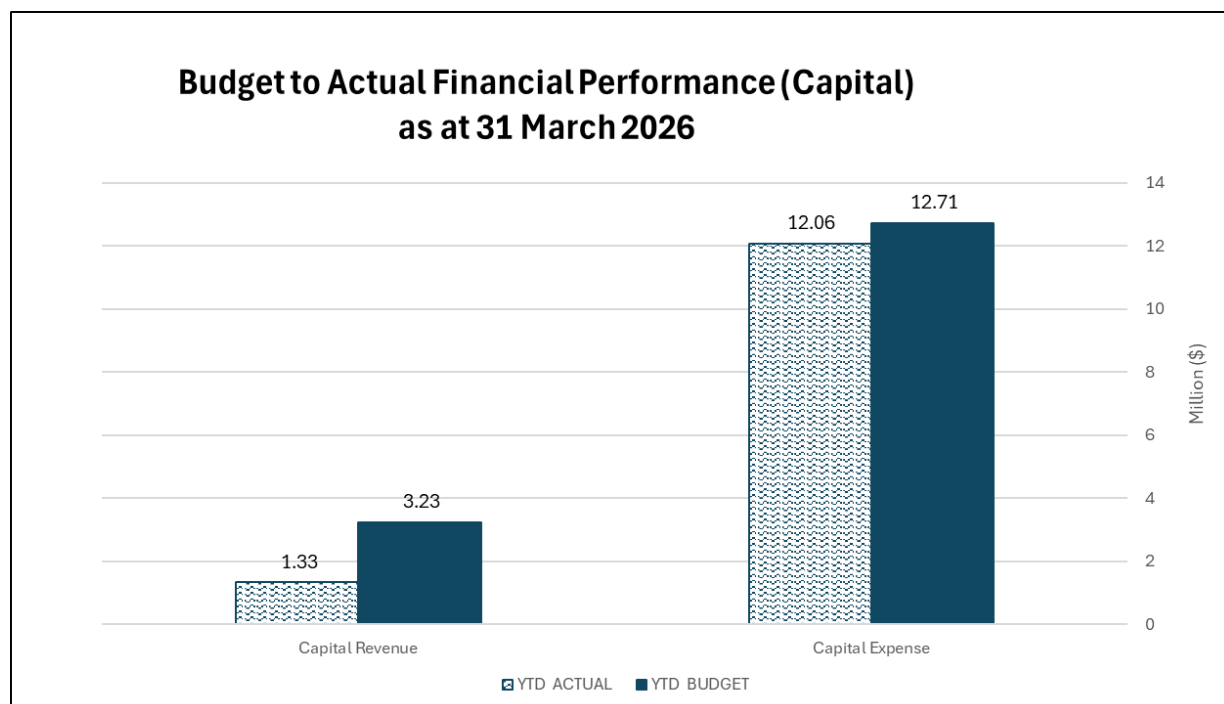
This report provides an analysis of financial performance up to 31 March 2026 based on the following statements:

- Statement of Comprehensive Income by Nature;
- Statement of Financial Activity by Nature and by Directorate; and
- Statement of Financial Position with 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 March 2026.





STATEMENT OF FINANCIAL ACTIVITY – BY NATURE FOR THE PERIOD TO 28 FEBRUARY 2026

The table provides a variance summary of the operating revenue and expenses for the Statement of Financial Activity by Nature, to 31 March 2026. The detailed Statement can be found in the attached Monthly Financial Report.

Description	YTD Adopted Budget \$	YTD Actual \$	Variance \$	Variance %
Operating Revenue				
Rates	66,700,647	66,713,140	12,493	0.02%
Service Charges	1,803,804	1,875,764	71,960	3.99%
Grants, Subsidies & Contributions	3,140,345	3,123,857	(16,488)	(0.53%)
Fees and Charges	20,420,656	20,547,142	126,486	0.62%
Interest Earnings	2,195,162	2,552,914	357,752	16.30%
Other Income	1,738,638	1,783,012	44,374	2.55%
Total	95,999,252	96,595,830	596,578	0.62%
Operating Expenses				
Employee Costs	(36,968,507)	(35,671,696)	1,296,811	3.51%



Materials and Contracts	(25,451,414)	(24,658,965)	792,449	3.11%
Depreciation	(15,829,839)	(15,749,694)	80,145	0.51%
Interest Expenses	(281,680)	(299,747)	(18,067)	(6.41%)
Utility Charges	(1,801,652)	(1,571,915)	229,737	12.75%
Insurance Expenses	(931,093)	(839,047)	92,047	9.89%
Other Expenditure	(1,147,164)	(1,047,373)	99,791	8.70%
Total	(82,411,349)	(79,838,437)	2,572,913	3.12%

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 MARCH 2026

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 material variances 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 within 2 months after the end of the relevant month.

Local Government (Financial Management) Regulation 35 requires a monthly statement of financial position to be prepared and presented to an Ordinary Council meeting within 2 months after the end of the previous month.

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 March 2026, the City demonstrated strong financial performance with a closing funding position of \$32.20m.

In summary, as at the end of March 2026, the current closing position exceeds the YTD amended budget by \$1.60m.

This is mainly due to favourable variances against the year-to-date budget across the following areas:

- Fees and charges of \$0.13m;
- Interest earnings of \$0.36m;
- Employee costs of \$1.30m;
- Materials and Contracts of \$0.79m
- Utility charges \$0.23m;
- Capital expenditure of \$0.65m;

These favourable variances are offset by:

- Capital revenue \$1.90m behind YTD budget.

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 March 2026:

Description	Variance Amount (\$)	Comment
Interest earnings	357,752	▲ 16.30%
Major Variances:		
Receive investment income	305,144	Favourable interest rates and higher cash holdings have resulted in higher than expected interest earnings.
Interest Inc - Rates Penalty	52,278	Higher than budgeted.
Utilities	229,737	▲ 12.75%
Major Variances:		
Contribute to public street lighting	144,671	Timing of invoices and lower utility consumption than estimated.
Operate Fremantle Leisure centre	29,916	
Lease 70 Parry St - Variable Outgoing	25,355	
Capital grants, subsidies and contributions	(1,828,579)	▼ (58.85%)
Major Variances:		
Program - R2R Works 25-26	(634,132)	Awaiting payment. R2R projects are complete.
Hilton Park Master Plan - Northern Projects	(422,864)	Revenue to be recognised in line with expenditure. Expressions of Interest out in market.
Bathers Beach - Safe Swimming Area	(297,047)	The City is in the process of acquitting the project and receiving the Grant from the Department of Primary



		Industries and Regional Development.
Johannah St / Fremantle Sailing Club - Drainage Works	(272,710)	Timing; grant received but to be recognised in line with expenditure.

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

OFFICER'S RECOMMENDATION

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 March 2026.



Committee and working group reports

C2604-24 WORKING GROUP INFORMATION REPORT

1. DESTINATION DEVELOPMENT WORKING GROUP

WG meeting date:	25 March 2026
WG Chair:	Linda Wayman
Responsible officer:	A/Manager Economic Development and Events
Attachments:	1. Minutes - Destination Development Working Group – 25 March 2026

A key focus for the group was emerging risks associated with the Middle East conflict, noting impacts on international travel, flight cancellations and changing travel behaviour. Key indicators include a 30% increase in cars parked at train stations, widespread post-Easter cancellations (83% of operators affected), and growing reluctance to travel overseas, particularly among low- to mid-tier travellers. Higher-value travellers are largely continuing to travel, with many redirecting rather than cancelling trips.

The group agreed there is a clear opportunity to pivot towards local and intrastate markets, particularly Perth, through staycation-focused messaging. Any campaign should avoid references to international disruption and instead promote Fremantle's walkability, public transport access, cycling, safety and distinctive local experiences. Partnering with hotels, caravan parks and operators to develop packaged offers was strongly supported.

Easter is expected to perform well; however, members flagged a likely post-Easter downturn, particularly midweek. It was agreed that staycation and winter campaign activity should be timed to activate immediately after Easter to respond to shifting demand and sustain visitation and spend.

Officers took the group through a review of the Destination Development Strategic Plan 23-25 which demonstrates what has been delivered and achieved across the two financial years.

Officers presented a new software platform that provides data on visitation, accommodation, flight searches and trends and spending and sentiment analysis. This data will help inform the city on how the visitor economy is performing.

Officers provided an update on the cruise sector, noting that while vessel visits are projected to decline slightly next year, activity is expected to increase in the following year. Current sector risk remains associated with rising fuel costs.

North Fremantle business support: Officers outlined a North Fremantle-led takeover of the TIF brand, aimed at increasing awareness of North Fremantle



businesses among the Western Suburbs market. The initiative includes billboard advertising located approximately 700 metres from the North Fremantle turn-off, near Dingo Flour and 6 Post advertorial features.

Fremantle Chamber of Commerce Tourism Committee

2.00pm – 4.00pm, Wednesday 1 April 2026
16 Phillimore Street, Fremantle

In addition to participating in the Destination Development Working Group, the city also attends meetings of the Fremantle Chamber of Commerce Tourism Committee to provide updates on key plans, initiatives, and projects currently being delivered by the City.

Topics presented to the Tourism committee included:

- Staycation campaign initiatives aimed at addressing the post-Easter slowdown
- Findings from the two-year review of the Destination Development Strategic Plan
- Upcoming Events Calendar highlights
- Update on the Small Business Grant program, including progress on the overarching promotional campaign
- Catch of the Month Instagram competition to drive user-generated content
- Freo's 50 Free Scoops promotion to support place activation
- Investor Concierge Program
- Business Welcome Pack to support new and existing businesses in understanding available City support
- Update on industry attraction and development activities

The tourism committee also discussed several activation initiatives and invited partnerships from interested businesses.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council receive the following working group updates for APRIL 2026:

1. DESTINATION DEVELOPMENT WORKING GROUP



Motion of which previous notice has been given

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

Urgent business

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

Late items

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

Confidential business

Nil.

Closure