



Agenda

Ordinary Meeting of Council

Wednesday 27 May 2026 6:00 pm



Notice of an Ordinary Meeting of Council

Elected Members

An Ordinary Meeting of Council of the City of Fremantle will be held on **Wednesday 27 May 2026** in the Council Chamber (Bibbool Room) at the Walyalup Civic Centre, located at 151 High Street, Fremantle commencing at 6:00 pm.

A handwritten signature in black ink, appearing to read "Glen Dougall".

Glen Dougall
Chief Executive Officer

20 May 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

There are no previously received leave of absence.

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 13 May 2026:

Ernest Lennan spoke in relation to Report C2605-6 and asked the following questions:

1. Will the City confirm it is aware that the area known in the proposed Policy as the City triangle belongs to the St John's Church?
2. Ensure the City abides fully by the terms of its lease?
3. Guarantee that the history and significance of the Church in that City triangle is protected and not defaced?



Response by the Chief Executive Officer:

Yes. Adoption of LPP3.1 is a 'tidying up' of old planning policies to better guide future development across the City and has no impact regarding land ownership or Lease.

The City will maintain terms of a lease agreement.

This is covered in the current draft lease agreement recently developed and discussed with the Church. It would also be covered by heritage legislation.

Helen Trengove spoke in relation to Item C2605-4 and asked the following questions:

1. Does the City intend to change its processes so that information on possible regulated trees is investigated? Does the City intend to mandate inspection of any new area which is newly designated as high density before any Developer can take the felling of trees into their own hands? Does density automatically preclude all large trees?
2. Does the City intend to look at current regulations and penalties for non-compliance is adequate to stop actions like this?

Response by the Director Planning, Place and Urban Development:

The City continues to refine how the Regulated Tree policy is embedded into its processes and operations and always welcomes information from the community. The City does not undertake its own survey of privately owned land/sites following any re-zoning / up-coding.

The City works with all applicants to try and retain mature trees as part of the planning process (even though some land designated as high density falls outside of the Regulated Tree Policy).

Infringement levels for non-compliance are pre-set under the Planning Regulations. The Courts determine level of fines for cases that are subject to prosecution.

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 13 May 2026.

Elected member communication

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

Reports and recommendations from officers

Planning reports

Nil.



General reports

C2605-18 FREMANTLE PARK SPORT AND COMMUNITY CENTRE PROPOSED OPERATING APPROACH

Meeting date:	27 May 2026
Responsible officer:	Director City Business
Voting requirements:	Absolute Majority Required
Attachments:	<ol style="list-style-type: none">1. CONFIDENTIAL - Fremantle Bowling Club Response2. CONFIDENTIAL - Fremantle Tennis Club Response3. CONFIDENTIAL - Fremantle Workers Club Response4. CONFIDENTIAL - Fremantle Park Financial Governance Review

SUMMARY

The purpose of this report is to recommend a proposed approach to the ongoing management of the Fremantle Park Sport and Community Centre following the conclusion of a two-year caretaker arrangement between Fremantle Park Sport and Community Centre Inc. and the City of Fremantle.

This report recommends that Council approve the proposed management approach.

BACKGROUND

In 2011, the Fremantle Park Bowling Club, Fremantle Lawn Tennis Club and Fremantle Park Association formed a joint working group to explore a proposal for a multi-use community facility at Fremantle Park.

As part of this, GHD completed a needs assessment and feasibility study on the amalgamation of the two clubs and in 2012, developed a concept plan for a shared club house. The needs assessment and feasibility study was funded by the City of Fremantle and the Department of Sport and Recreation (DSR).

The concept plan was found to have several advantages for both the clubs and the City, however due to redevelopment works elsewhere, the City was unable to support a Community Sport and Recreation Facilities Fund (CSRFF) major grant application. At this time, the clubs sought financial backing from other partners and approached the Fremantle Workers Club (FWC). The needs of the facility changed with the addition of the FWC and new concept plans were required. In 2014, the City successfully applied to DSR on behalf of the clubs for a small



grant to assist with an updated feasibility report.

The proposed shared club house and infrastructure upgrade feasibility report prepared by GHD in 2014, identified the facility requirements for each of the clubs, site concept plan for the redevelopment, a detailed cost estimate and funding scenario. The report also outlined the potential car parking provision within the site for the City as well as funding contributions for the redevelopment. The estimated cost for the completion of the project was \$4.1 million.

On 27 July 2016, Council resolved to accept the Fremantle Park Sport and Community Centre business case. The business case outlined the operational and financial management of the new facility, forming the basis upon which the stakeholders agreed to proceed.

The three founding clubs agreed with the business case resulting in the creation of the Fremantle Park Sport and Community Centre (FPSCC). The FPSCC Board was to comprise of two nominees from each of the founding clubs and three independent board members. The FPSCC engaged professional management to operate the functions of the central facility with each founding club retaining its own independence and core functions.

Following the adoption of the business case, in November 2017, Council authorised a lease between the City and FPSCC. The Fremantle Bowls Club, Tennis Club and Workers Club have occupied the site since then under the management of the FPSCC.

In late 2022, FPSCC approached the City citing financial difficulties. Officers met with the club several times throughout early 2023 to discuss potential approaches to addressing the issues. This culminated in officers receiving a request from the FPSCC for funding support over a three-year period. At the ordinary meeting of council in August 2023, Council considered the item FPOL2308-4 and resolved the following:

Council:

1. Note Council's response to the request for support received from the Fremantle Park Centre is consistent with our Strategic Plan objective to "Partner with the community to build capacity for social inclusion, connectivity and capital."
2. Approve the provision of a one-off support payment of \$60,000 to the Fremantle Park Centre subject to:



- a. Appropriate funding (that is surplus to current requirements) being identified and a formal budget amendment being brought back to Council for approval.
 - b. Council approval of an appropriate payment schedule and approval process for payment release.
 - c. Expenditure of the support payment by Fremantle Park Centre being limited to the payment of wages that contribute to the administration and management of the Centre.
 - d. The City being recognised as a sponsor of the club and receiving benefits to be determined in line with the City's Grant's and Sponsorship policy.
3. Request the Chief Executive Officer develop in consultation with the Fremantle Park Centre and its member clubs by February 2024 a longer-term solution for the sustainable operation of the facility including measures by which this solution may be evaluated and report back to Council by February 2024.

Having fulfilled the criteria set out in the August 2023 resolution, Council approved the provision of the \$60,000 in funding at the November 2023 Ordinary Meeting of Council. The payment was provided, and the sponsorship agreement was finalised with FPSCC.

Concurrent to the provision of the support funding, the City had been engaging with the club on issues and future opportunities to determine and recommend an approach to achieving longer term financial sustainability for the club.

In doing so, FPSCC provided a range of information to officers in relation to their financial situation at the time including proposed approaches to improving financial sustainability. Several challenges were cited by the club as contributing to the current situation. These included but were not limited to:

- A lack of suitable governance related controls such as financial/marketing plans, standard operating procedures and no independent committee members or trustees to govern the committee.
- Inadequate systems (IT/HR/Equipment etc) and lack of suitable staffing/resourcing structure. This includes no chef or cooks to offer a regular food service.
- The facility in its current form is somewhat constrained. Function spaces have limited capacity, there is no kitchen on the ground floor, the sound limiter in the function room prevents bands from playing, and there is very little shade outside of the venue for alfresco related activities.
- Food service is limited. The lack of a dumbwaiter prevents service of food on the ground floor which eliminates any food service on Fridays, Saturdays



and Sundays when the upstairs function space is being used. Bar and food opening hours are inconsistent and change from week to week.

- There is an aging demographic across the clubs which is limiting engagement with youth or future potential members. There is currently no compelling reason to join the Centre as a social member given you can only socialise and have a drink/eat food one day a week with the only option being a BBQ with two food item choices on a Friday night.
- More generally participation and member numbers are in decline across clubs Australia-wide.
- There is no clear brand or website, and communication & marketing are poor both internally and externally. The current brand and value offering is not attractive to the younger demographic.

FPSCC also identified the following opportunities in determining an approach to addressing some of these issues:

- Food and beverage offerings five days a week, preferably Wednesday to Sunday.
- Increased mini-sports activities to encourage participation from a younger demographic.
- More bowls, tennis and dancing competitions.
- Fundraisers and events. Open days.
- Grants (with help of CoF may assist with Playground, Shade Sails, Fencing and Parking).
- Food offerings on the ground floor; pizza oven, food truck, more BBQs.
- Installation of a dumb waiter.
- Open days, free lessons, learn how to bowl, play tennis, bowl, dance, etc.

As an operator of other similar facilities, the City of Fremantle also noted the following to the club as potential opportunities.

- Explore other types of programming through partnerships with other existing themed corporate hospitality providers such as sports bars through activating the site via one-off pop-up special events given their connection to sport (i.e. Sports bar site takeover for walk-in bowls events etc.)
- The upstairs function space could cater for small weddings. There is a limited number of wedding venues in central Fremantle and could generate an additional source of revenue.
- Film production companies may see value in hiring the centre as temporary production offices when filming is underway in Fremantle.
- Memberships with organisations such as Business Events Perth and Destination Perth may connect the club with more corporate bookings for upstairs venue space.



- Listing the venue on SpacetoCo may increase the awareness of the venue and increase volume of bookings.
- The upstairs commercial kitchen presents a significant opportunity to generate revenue via a commercial lease. Given minimal capital contribution and fit out would be required from a tenant to get up and running, they may be open to funding the installation of a dumbwaiter as part of a lease negotiation. This would connect the two floors via expanded food and beverage service capability.
- A stronger focus on securing corporate sponsorships presents a significant opportunity to increase revenue.

Further to opportunities identified by both the City and FPSCC, a number of additional opportunities involving third parties were also brought to the City's attention and could form part of a potential future model following further engagement with the clubs.

This included a proposal from Christian Brothers College to formalise its seasonal use of Fremantle Park sporting facilities by partnering with the City to construct basketball courts within the one of the vacant sites currently used for car parking in the precinct.

There was also several approaches from groups interested in developing padel and pickle ball facilities within the precinct.

While the club carried out some initial work on improving operations and financial stability, the financial situation at the time limited their ability to retain staff and as such were unable to deliver on any of the initiatives proposed to address the situation. This resulted in their request for financial assistance from the City to pay staff wages so they can continue to pursue the abovementioned opportunities.

The City approved this request and wages support was provided via the one-off support payment of \$60,000, through to June 2024. In order to determine the most suitable approach to achieving a longer-term model for the financial sustainability of the club, Officers undertook the following activities in order to provide a recommendation to council:

- Review and assessment of issues and opportunities put forward by the club to determine feasibility of implementing or addressing some or all of the opportunities/issues.
- Engagement with FPSCC central management committee (board) to seek feedback on current issues and opportunities and assess current governance capability.



- Engagement with FPSCC operational staff to seek feedback on current state day-day operations and assess operational capability in terms of resourcing, facility utilisation and management/direction from the board.
- Review and audit of financials being provided by the club to assess alignment with current operational processes, systems and reporting.
- Multiple site visits to the facility to verify reported utilisation, operational processes and physical/functional capability or constraints associated with the facility.
- Desktop review of models associated with other similar multi-use sport and recreation facilities that exist in the Perth metropolitan area.

These activities were carried out over a 6-month period following the Council decision to provide the one-off support payment and formed the basis for a series of findings provided to follow.

Governance

Governance for the facility currently includes a central management committee made up of representatives from the board of each individual member club. It was found that in isolation, each club possesses strong skills and governance in relation to the management of each respective individual club. However, it was also apparent that there may be limited experience available with respect to operating and maintaining a multi-user facility that is also required to service the Public.

Finance, systems and processes

Upon review of the financial health of the FPSCC, it was identified that there is a shortfall of approximately \$150,000 per annum when it comes to the day-to-day operations of the facility. This is equivalent to the approximate annual cost of wages for the facility suggesting that the investment being made in to staffing the centre is not being adequately offset by the generation of revenue.

Venue usage and utilisation

Centre staff reported a reasonable level of use of both the downstairs bar area and the upstairs function area. While this is a positive outcome, the usage appears to be ad-hoc and often primarily by members of the individual clubs. It is apparent that members are not required to pay the full going rates associated with the hireable facilities which may be impacting the ability for the centre to generate revenue.



While in attendance at site visits, it was also identified that there was club events utilising the downstairs bar area during times it was meant to be open to the public. Based on the size and location of the group within the bar area, it could easily have been interpreted by members of the public that the bar area was closed to the public.

It is the understanding of officers that the central management committee had declined the use of SpacetoCo as a booking platform at that time, despite it being strongly recommended by the City on multiple occasions as a means to increase event bookings.

Revenue and funding sources

Upon review of FPSCC revenue sources, both membership and sponsorship income appeared to be relatively low for that of a membership-based community organisation. Financial reporting provided by the club at the time of review indicated that the FPSCC received less than \$5,000 per annum in sponsorship revenue across all three clubs.

It was also apparent that the FPSCC was heavily reliant on membership revenue generated by the three clubs, given there will be little to no profit margin being achieved via venue hire and event revenues. This is possibly as a result of the previously mentioned low event attendance fees being charged amid increasing costs.

Case study and comparable facilities

A number of comparable facilities across the metropolitan area were reviewed to assess the types of models that are in place. These included:

- The Joondalup Sports Association
- Melville Sporting Association (Hilton Bicton Cricket Club, Melville Rams Football, Tennis and Padel)
- Hilton Bowls Club
- Tomkins Park Community and Recreation Association
- East Fremantle Community Park
- Shirley Strickland Oval

Upon assessment and further consideration of the previously mentioned findings and case studies a series of options were presented to Council for consideration. The proposed courses of action included:

Option 1 – Business as usual



In this option, operations would continue in line with the current model. The FPSCC would remain as it was and officers would continue to engage with the board as a collective, and the clubs directly to enable revenue generating opportunities and provide advice in relation to suitable operating Models.

Option 2 - Transition centre back to City management

This option included commencing discussions with the clubs around dissolving FPSCC and handing management of the facility back to the City so the clubs can continue to operate out of the centre and the City can leverage existing resources to implement the operational changes required to return the centre to a sustainable model.

Option 3 – City takes over management under a temporary caretaker arrangement

In this option, officers would engage with the FPSCC to enter into an agreement which supersedes the terms of the current lease agreement for a 2-year term to enable the City to assume control of the facility for a temporary period.

Given positive and proactive ongoing engagement from the clubs officers recommended option 3 as the most suitable approach, and at the ordinary meeting of council on 27 March 2024, Council resolved the following:

Council:

1. Authorise the Chief Executive Officer to negotiate and enter into an agreement with Fremantle Park Sport & Community Centre Inc. that seeks to provide support to the club under a temporary caretaker arrangement.
2. Note that the provision of support under a caretaker arrangement is subject to Fremantle Park Sport and Community Centre Inc. agreeing to the conditions associated with the recommended option outlined in the report.
3. Request the Chief Executive Officer undertake a review of and make required changes to the current business plan in line with the conditions associated with the recommended option outlined in the report, noting the updated business plan will be presented to council for approval prior to the end of the 2-year caretaker period.
4. Note any costs to the City as a result of the proposed caretaker arrangement will be presented to council for consideration and approval as part of the 2024/25 budget process.



The caretaker agreement was drafted and subsequently agreed to by FPSCC Inc. Upon entering into the agreement, the clubs agreed to the following being undertaken by the City as a condition of the caretaker arrangement:

- Assume operational control of the Fremantle Park clubhouse facility under a temporary caretaker arrangement for a period of 2 years, commencing 1 July 2024.
- Cover the cost of existing FPSCC staffing which was to be offset by any additional revenue generated from the clubhouse facility, being provided back to the City.
- Commission a full financial audit of FPSCC including the three individual member clubs (Fremantle Bowling Club, Fremantle Tennis Club and Fremantle Workers Club) carried out by an independent auditor of the City's choosing.
- An independent review of the effectiveness of existing governance structures and processes.
- Undertake a review of and make required changes to the current business plan in line with:
 - The findings of the financial audit
 - The findings of the governance review
 - Any operational improvements identified or put in place by the city during the two-year caretaker period
 - Consultation with the three individual member clubs

Noting the caretaker agreement is now reaching its expiry the following actions have been carried out:

- A full independent financial and governance audit had been carried out by Moore Australia (as provided in the confidential attachments).
- The audit findings were presented to the clubs for review in order to guide them in rebuilding their financial sustainability.
- The City has been supplementing staff wages as required by the FPSCC and in line with the agreement.
- The City conducted a public expression of interest process to identify and engage with prospective users of the club including community sporting clubs and operators who may increase utilisation and revenue opportunities.
- A preferred sporting operator (Padel/Pickle ball) was identified as part of that process and is now in negotiations with the City to enter into a commercial lease on the site. The operator has proposed a capital investment to construct the padel/pickle infrastructure as well as pay an annual rent. This is due to be finalised soon.
- Officers have developed a proposed car parking management arrangement in relation to car bays on Ellen Street, which will see a portion of public bays on that street provided to the FPSCC under permit arrangements.
- A number of maintenance issues relating to the building are being addressed by the City.

The financial and governance audit carried out by Moore Australia flagged that the



current financial trajectory of the clubs is unsustainable due to ongoing losses, particularly from the FPSCC entity, which recorded a \$128,000 deficit in FY2024. While some clubs reported small surpluses, it was stated they are insufficient to cover long-term capital needs.

Moore Australia also identified a key issue as being fragmented governance, which prevents cost efficiencies and coordinated financial planning. Without restructuring, clubs are likely to face rising costs, depleted equity, and potential insolvency within 5–7 years, with FPSCC at immediate risk within 1–2 years.

Moore Australia advised urgent financial and operational reforms are needed to ensure long-term sustainability. A number of options were presented by Moore Australia to work towards greater financial sustainability and included the following:

Option 1 – Formal merger of all clubs into FPSCC

This option proposed a formal merger of the three (3) Founding Clubs into a single entity, being the FPSCC, with its own Constitution, Board, and governance structure for financial and operational management. Entering into an Amalgamation Agreement would legally bind the Founding Clubs to unite under a single governing entity, the FPSCC. The agreement would explicitly define how the new combined entity will be structured, aligning the Founding Clubs under a unified and clearly specified financial, governance, and operational structure, thereby streamlining club management and enhancing operational efficiency.

Option 2 – Joint venture model

This option proposed a joint venture (JV) arrangement where the three (3) Founding Clubs collaborate closely to operate as a unified entity, the FPSCC, while retaining separate legal identities. This approach would be governed by a Joint Venture Agreement outlining shared financial, governance, and operational objectives and responsibilities.

Option 3 – Club's autonomous operation

In this model the three individual clubs would continue to operate autonomously, however, it would be critically important to ensure that it is managed with a clear and unified governance framework. Each club would maintain operational independence, enabling continuity, specialisation, and self-sustainability, while strategic oversight, centralised resources, and administrative support would be provided by the governing entity, FPSCC. This model would allow the clubs to efficiently focus on their core activities without compromising their autonomy. However, this was flagged as merely a continuance of the current situation, and if



going down this path it would be essential that clear parameters are set as to each of the individual club's roles and responsibilities to the FPSCC.

Moore Australia recommended Option 1 (formal merger of all clubs) as the preferred option and the approach most likely to address the current financial situation. Based on previous investigations and considerations by the City, officers were also of the view that this would be the most effective and timely approach to rebuilding financial sustainability within the clubs, however also felt that a more nuanced approach may be required in order to avoid addressing the situation with a purely financial lens.

As such throughout late 2025 and early 2026 the City undertook a program of engagement with individual clubs to determine the most timely and effective approach to not only addressing the financial situation but also ensuring the clubs can continue to carry out their core business as grass roots community-based sporting clubs.

On 26 November 2025, officers provided Council with an update on progress with this approach and 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.

A further information report was provided to Council at the Ordinary Meeting of Council on 22 April 2026 (C2604-20). The report advised that since November 2025, options for the ongoing management of the facility had been developed and respective clubs were in the process of being consulted on them.

As per the November 2025 resolution Elected Members were presented with proposed recommendations via an Elected Member Briefing (IEM) in April 2026, however recommendations had yet to be presented to a formal meeting of Council.

While a preferred approach had been developed and documented, officers were still undertaking some further consultation with clubs prior to presenting a proposal to Council for formal decision. This consultation has now been completed, and proposed recommendations are now being presented to Council for consideration.



FINANCIAL IMPLICATIONS

Since the initial approach from the club citing financial difficulties in 2023 the city has provided the following financial assistance to the FPSCC.

- a one-off support payment of \$60,000 to the Fremantle Park Centre (to cover staff wages) paid in line with the payment schedule and payment release conditions approved by Council on the 8 November 2023.
- 2023-24 rates for the FPSCC were levied at \$15,868.71. The City applied the maximum concession allowable of \$10,000 resulting in a balance of \$5,868.71. Given no payments were received, overdue interest was applied at 7% resulting in a total rates balance of \$6,180.50. The club has since made payments with the total amount outstanding as at 18 May 2026 being \$4,679. Rates for 24/25 and 25/26 were not payable for the 2 years during the caretaker arrangement.

Under the terms of the current caretaker arrangement which commenced in July 2024, the City has paid \$462,598 to the FPSCC to cover facility wages over a two year period. The City has also received invoices for an additional \$70,166 which includes payments through to the end of the caretaker arrangement at 1 July.

As per the above the City has provided a total of \$522,598 in cash financial support to the centre to date.

The City does not intend to provide any financial support to FPSCC beyond the expiry of the current caretaker agreement (30 June 2026), nor will it under the proposed management approach. Upon the conclusion of the caretaker agreement the City will seek to recover an appropriate amount from FPSCC as per the terms of the caretaker agreement, noting that the financial capacity of the FPSCC to do so at that time will be taken into consideration when determining that amount.

The proposed management approach will require the City to budget for operational revenue and expenditure associated with the ongoing operation of the facility. The estimated operating budget for City management of the facility has been provided to follow.

Est. Budget	\$
<i>Revenue</i>	\$118,900
<i>Expenditure</i>	-\$105,569
Balance	\$13,331



As per the table it is currently estimated that the proposed management approach will result in no net cost to the City. A detailed breakdown of estimated revenue and expenditure line items has been provided in the officer comment.

LEGAL IMPLICATIONS

The city currently has a lease agreement with the FPSCC entity. Terms of the lease need to be considered and adhered to with respect to any future proposed course of action taken to address current issues.

The terms of the current lease were endorsed by council in November 2017 as per Council item FPOL1711-6. FPSCC is currently in breach of its obligations under the lease. The Lease requires FPSCC to pay outgoings which includes:

- A. Council rates
- B. Emergency service levy
- C. Land tax – if applicable
- D. Building insurance
- E. Water rates/usage – building & grounds
- F. Electricity – building & grounds
- G. Gutter cleaning
- H. Air conditioning maintenance/servicing
- I. Pest control
- J. General maintenance of building
- K. Preventative maintenance
- L. Grounds maintenance and upkeep

As stated in the financial implications section, payments related to the above remain outstanding. FPSCC are also required to comply with the operating requirements annexed to the Lease which state:

- After three (3) years of operations of the FPSCC, a formal and independent review will be undertaken to ascertain the effectiveness and optimal function of the FPSCC in meeting the founding clubs objectives with regard to club sustainability, participation and growth.
- The reviews findings and recommendations shall be adopted by the FPSCC Board. The FPSCC will be required to advise the city with viable reasoning as to why any recommendations from the review cannot be adopted.

The review required by clause 8 within the operating requirements has now



been undertaken as part of the caretaker arrangement, which has ultimately resulted in the proposed model in this report being presented to council for consideration.

If council resolved to terminate the lease with FPSCC, the city could serve a notice requiring FPSCC to:

- Pay the amounts payable outstanding (rates/outgoings) within 14 Days in accordance with the lease, and/or
- Rectify any breach of the operating requirements within 14 days in accordance with the lease.
- If the lessee failed to repay any amounts payable outstanding or rectify any other Breaches of the lessee's obligations within 14 days, then an event of default Would occur. The city would then be entitled to:
 - terminate the lease by re-entry to the premises;
 - terminate the lease by notice to the lease; or
 - convert the lease to a monthly tenancy by written notice to the lessee.

A variation of the lease, or a new agreement would be required to be agreed to by both parties.

While this is the legal remedy available to the city, the preference is for the FPSCC and individual member clubs to follow advice provided as part of the proposed approach presented in this report, which would involve the establishment of new license agreements with each of the individual member clubs as opposed to a lease directly with the FPSCC. Newly established license agreements would be presented to Council for consideration prior to execution.

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.

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.



CONSULTATION

The City has consulted a number of key stakeholders in the lead up to, and during the current caretaker arrangement.

This has included direct engagement with the FPSCC entity (Manager) and key members of the management committee (President, Treasurer and other office bearers).

Officers have also presented several reports to council for consideration and decisions during this period including the following:

- August 2023 [FPOL2308-4](#)
- 27 March 2024 C2403-22 (Confidential Agenda)
- 26 November 2025 C2511-20 (Confidential Agenda)
- 06 April 2026 Elected Member Briefing Session
- 22 April 2026 [C2604-20](#)
- 27 May 2026 (This report)

Targeted consultation and engagement with individual clubs has also occurred during the first half of 2026, with the City's Director City Business and Manager Commercial Services meeting with each individual club's board/committee members to seek feedback on proposed approaches to addressing current issues.

Pending Council's decision with respect to the proposed approach, Officers will continue to engage with individual clubs during any transition associated with a new management model.

Officers also intend to carry out a broader program of engagement with the surrounding community as a way to seek feedback on how the community would like to engage with and utilise the facility under the newly proposed management approach.

OFFICER COMMENT

Following extensive review of independent advice and consultation with individual clubs, the City is proposing an alternative management model that seeks to reduce operational and financial risk for individual clubs while improving their ability to focus on running grass roots sporting organisations that benefit the community.

The proposed model will involve the City assuming ongoing operational control of the Fremantle Park Sport and Community Centre (the facility) and entering into license agreements with each individual sporting club.



The City has proposed the following approach to each individual club's board/committee, each of whom have provided a response to the proposal per the confidential attachments 1, 2 and 3.

The letters indicate general in-principle support for the proposed approach, however the Bowling Club has advised they require a period of further due diligence to assess the impact of the proposed approach on their own financial situation, which officers would recommend is carried out during the transition period proposed later in this report.

Proposed Management Approach

- The City of Fremantle assumes the responsibility of ongoing day to day management and staffing of the facility, which is currently undertaken by FPSCC Inc. This would include but may not be limited to the City undertaking the following:
 - Managing and coordinating access to the facility for individual member clubs
 - Ongoing maintenance and operation of the facility, subject to the requirements of licence agreements with individual clubs
 - Coordinating bookings for usage of the club for events and functions, subject to the requirements of licence agreements with individual clubs
 - Cleaning and upkeep of the facility (building)
 - Ongoing engagement and liaison with individual member clubs via a working group or similar reference group

These activities would be undertaken by the City's recreation services team, who are predominately based out of the Fremantle Leisure Centre and also manage similar community facilities such as the Samson Recreation Centre. Members of this team would have a presence at the facility on a daily basis.

- Agree on a mutual termination of the existing lease to allow the City to provide individual licenses to each club for the exclusive use of their respective sporting surfaces.
 - For the Bowling Club, this would be the provision of a licence for the exclusive use of the existing bowling greens, and the storage/bowls room currently already utilised by the Bowling Club.
 - For the Tennis Club this would be the provision of a licence for the exclusive use of the existing tennis courts, and the storage/tennis room currently already utilised by the Tennis Club.
 - For the Workers Club this would be the provision of a licence for the exclusive use of the Level 1 function space, kitchen and balcony on Sundays – with the ability to book and utilise the space outside of this time in liaison with the City's bookings officer.



This approach ensures that the way individual clubs currently access and utilise the facility would not change from the current situation.

- The exact terms of the licenses would be subject to further negotiation and discussion with individual clubs to ensure all of their future needs and requirements are considered. Notwithstanding this, essential terms would likely include a period of time (lease term) suitable to the club, the payment of peppercorn rent (\$1 per annum) and a monthly outgoings charge in line with consumption generated by each club. Outgoings charges typically include but are not limited to power, water, building insurance, pest control, maintenance of certain parts of the building, council rates (subject to consideration of applicable rates concession).
- Clubs can continue to access the common use areas of the facility (i.e. foyer/office/bar areas/Level 1 Function Space/alfresco areas) via a common use agreement and/or hire agreements.
- Ongoing management and use of the downstairs bar area is subject to further discussion with the clubs however the Bowling Club has expressed interest in managing the license for this area, possibly in partnership with the Tennis Club. The City is not opposed to the consideration of an arrangement like this, and it is understood that the Workers Club may also be supportive of such an approach.

This offer and proposal is estimated to come at an operational cost to the City of approximately \$105,000 per annum. As such to recover this cost the City would be seeking to retain any event and hire revenue generated by the City's operation of the facility, as well as commercial lease revenue associated with the future Padel lease that has now been confirmed.

The clubs would retain their own membership and sponsorship revenues, as well as any other fundraising revenue generated through club run initiatives and events.

The terms of the current caretaker agreement allow for the City to recover revenue generated by the FPSCC to cover the cost of the City's financial support during the period of the caretaker arrangement. As stated in the financial implications section this has resulted in an amount being payable to the City. The City will seek to recover an appropriate amount from FPSCC as per the terms of the caretaker agreement, noting that the financial capacity of the FPSCC to do so at that time will be taken into consideration when determining that amount.

While the ongoing future of the FPSCC Inc. as an entity is a decision for the entity itself (and associate member clubs), the model being proposed removes the requirement for an overarching entity such as the FPSCC to exist, and would allow it to be dissolved should the clubs wish to pursue that option.



Operating Budget

An initial operating budget has been developed in line the proposed model to ensure the new approach does not result in a net cost to the City. A combination of lease and hire revenue has been included in budget projections which results in a cost neutral outcome.

Revenue

All revenue raised by the hire of the centre’s main building will be retained by the City, with any revenue generated by the clubs' own activities being retained by them.

Estimated revenue for the hire of the centre was derived from the City’s current bookings at similar venues and rates from current fees and charges.

Revenue projections are conservative and have assumed a lower volume of hire than other similar facilities due to a potential lack of awareness over the first 6-12 months of operation.

Commercial lease revenue has also been included as a result of a padel operator being secured for the facility, which is expected to commence construction in the 2026 calendar year. While this lease income was originally intended to support the financial sustainability of the FPSCC, under the new model this revenue would come directly to the City to offset cost of operating the facility.

Revenue Source	Est. Hrs Per Week	Rate	Annual Revenue
Community Group Hire	5	\$19.20	\$4,992
Commercial Hire	7	\$34.20	\$12,428
Private Hire	11	\$90.00	\$51,480
Commercial Lease	NA	NA	\$50,000
Total			\$118,900

Operating Costs

Estimated operating costs have been modelled based on existing Samson Recreation Centre costs. Projections reflect a realistic assessment of the City’s expected costs. While the City already covers some of these costs, all costs have been included to ensure a conservative estimate is provided. In total operating costs are estimated to be \$105,569 annually.

Operating Cost	Estimated
Salary - Casual & Relief Salaries	-\$30,000
Salary - Superannuation	-\$3,600
Materials - General	-\$5,000
Materials - Minor Assets < \$5000	-\$5,000



Contracts - Security	-\$1,000
Financial - Bank Fees & Charges	-\$900
Property - Electricity Charges	-\$14,000
Property - Statutory Outgoings - Water Rates	-\$5,408
General - Online Booking Fees (12%)	-\$9,761
Gutters - Inspection, Clean & Report	-\$1,500
Asbestos Testing and management	-\$350
Cleaning - General Cleaning	-\$15,000
Cleaning - Periodical	-\$3,000
Emergency & Exit Lighting - Inspection, Test	-\$300
RCD Testing - Earth Leakage testing - push button	-\$1,000
Electrical Boards - Inspection & Report	-\$1,500
Test & Tag	-\$250
Fire Detection System - Test & Report	-\$150
Fire - emergency lighting	-\$300
Fire Equipment Inspection, Service & Report	-\$300
HVAC - Inspection, Test & Report	-\$1,250
Pest Control - Inspection, Service & Report	-\$400
Backflow Prevention Valve 1 - Inspection, Report	-\$175
Backflow Prevention Valve 2 - Inspection, Report	-\$175
Security Systems - Monitoring	-\$250
Lift Maintenance	-\$5,000
Total Operating Costs	-\$105,569

As previously stated annual maintenance costs (lines 12 onwards) are already budgeted through the City's building maintenance programme, however these are represented in the table above to ensure overall cost to the City is captured.

Overall operating position

As per the estimated revenue and operating costs the table to follow estimates the annual operating position with the proposed model in place.

Est. Budget	\$
<i>Revenue</i>	\$118,900
<i>Expenditure</i>	-\$105,569
Balance	\$13,331



Governance and Staffing

Under the proposed model operational responsibility for the facility will fall with the City's Recreation Services Team. The facility will be staffed during bookings, and when responding to maintenance. Casual staffing will also be deployed as and when required.

The Fremantle Leisure Centre will incorporate bookable spaces into its current portfolio, and the space will be advertised online via the City's existing online bookings platform.

Bookings will be received and reviewed by the Recreation Services Administration Officer with support from the Customer and Lifestyle Coordinator.

The Recreation and Wellbeing team will continue to provide support to the individual clubs, as it already does with all clubs who utilise the City's reserves and facilities.

It is proposed that a committee/reference group be formed with representatives from all individual clubs and the City to ensure ongoing communication and collaboration is maintained between the City and clubs.

Market Demand and Benchmarking

Access to affordable community spaces within the City remain in high demand. Previous planning for Community Centres conducted by the City in 2017 identified the following;

- Neighbourhood Community Centres should be in the order of 600m² with a site area of 5000m² and typically include a large hall space (100+ people), activity rooms, meeting rooms, lounge area, kitchen and outdoor play area, courtyard and BBQ area.
- Based on the planning standard of one neighbourhood level community centre per 7,000 people, a total of five neighbourhood community centres would be required for the current population of 30,572, with a total of six neighbourhood community centre required for the future population 42,840.

While Fremantle Town Hall is located nearby and classified as a community venue, its frequent use for large, extended events significantly limits its availability for general community hire throughout the year.

Fremantle Park would provide an additional neighbourhood sized community centre in the Fremantle catchment area, as required for population projection. Additionally, the City does not provide a basic wedding venue for hire. Due to the contemporary nature of the centre, the venue could attract wedding events targeted at a middle to lower expenditure market. Venues such as Gary Holland



Centre in Rockingham are operated and managed by the City of Rockingham, and made available for weddings and large events at an affordable price.

Management models for sporting facilities across the Perth metropolitan area differ widely, largely influenced by each club's tenure and the approach the local government takes in its role as landlord.

Western Australian local governments commonly use community leases to help establish new neighbourhood sporting clubs. These "peppercorn" lease arrangements require an overarching association to hold and manage the lease year-round. Both the association and its member clubs are typically run by volunteers, relying heavily on donated time, skills, and grants.

However, volunteer participation in community sport has declined sharply since the early 2010s. As a result, many clubs operating under traditional community lease models are now struggling to secure the volunteer capacity needed to maintain facilities and meet governance expectations that were once supported by a larger, more skilled volunteer base.

Models across neighbouring local governments indicate a similar shift in operating approaches to the one being proposed. The City of Kwinana operates a similar sized multi-level facility, which services three sporting clubs. The facility is hired out publicly however sporting club specific areas are provided exclusively for their own use. This has worked reasonably well for balancing regular club access with broader community hire opportunities.

The City of Melville also operate a similar sized facility and manage the hire of the spaces and maintenance of the entire building. The founding clubs have access to a smaller entertainment space and storage regularly whilst the larger spaces are hired for community use and managed through the City's management system. The City of Melville actively advertise the functions space on city channels and the space is regularly used by local high schools for social functions at an affordable rate.

Transition to new approach

It is acknowledged that a period of transition may be required to move the existing model across to the proposed approach.

Pending Council approval of the proposed approach a transition timeframe of up to 6 months is anticipated in order to allow for license agreements to be negotiated and approved, and for new staffing and operating arrangements to be put into effect.

Existing FPSCC staffing would be retained during the transition period on a casual basis (within the constraints of the operating budget proposed) to enable operational handover and provide adequate and equitable notice to any staffing that may no longer be required under the new arrangement.



Next Steps

Noting the extensive stakeholder engagement, assessment and review undertaken over a three-year period, officers consider the proposed management approach to be the most practical and sustainable way forward for the Fremantle Park Sport and Community Centre. The approach retains the core sporting functions of the individual clubs, responds to the financial and governance issues identified through independent review, and positions the facility to operate as a broader community asset without ongoing direct financial support to the clubs. It is therefore recommended that Council endorse the proposed approach and authorise the next steps required to transition to the new management model.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Approve the management approach outlined in the report which includes the City of Fremantle assuming operational control of the Fremantle Park Sport and Community Centre.**
- 2. Authorise the Chief Executive Officer to request the mutual termination of the existing lease between the City of Fremantle and the Fremantle Park Sport and Community Centre Inc. and negotiate individual license agreements with the Fremantle Tennis Club, Fremantle Bowling Club and the Fremantle Workers club in line with the proposed management approach.**
- 3. Note:**
 - a. The essential terms for proposed individual license agreements with the Fremantle Tennis Club, Fremantle Bowling Club and the Fremantle Workers club will be brought back to Council for approval following consultation with the clubs.**
 - b. A transition period of up to 6 months will be put in place to allow for the transition from the current lease arrangement to a City of Fremantle operated facility.**
 - c. The operating budget associated with the proposed management approach will be included in the 2026/27 annual budget process for council consideration.**



C2605-19 PROPOSED CONCEPT DESIGN FOR PEDESTRIAN CROSSINGS - DOURO ROAD AND SOUTH TERRACE INTERSECTION

Meeting date: 27 May 2026
Responsible officer: Manager Infrastructure Engineering
Voting requirements: Simple Majority Required
Attachments: 1. Concept Plan

SUMMARY

At the Ordinary Meeting of Council held on 8 April 2026, Council resolved to amend the design for the pedestrian crossing at Douro Road and South Terrace intersection to incorporate the recommendations of the Road Safety Audit, prior to further community engagement.

Options to amend the proposed concept design were discussed with Elected Members at the IEM held on 28 April 2026. As a result of feedback provided by Elected Members and the community, the proposed concept design for the pedestrian crossings at the intersection of Douro Road and South Terrace, shown in Attachment 1, is provided for consideration.

This report recommends that Council:

- 1. Endorse the proposed design for the pedestrian crossings at the intersection of Douro Road and South Terrace, as provided in Attachment 1, to be advertised for community consultation.**
- 2. Note that the engagement report will be brought back to council for consideration prior to final approval of the design.**

BACKGROUND

It was identified that the South Terrace, Douro Road roundabout area of South Fremantle is in need of resurfacing, traffic calming modifications and pedestrian safety enhancements.

This area provides an important connection to South Beach, Wilson Park, North Coogee and a range of cafes, shops, hospitality venues, and other amenities. Both the community and the City have identified it as a high priority location for road safety improvements.

The City has received funding from the Metropolitan Regional Road Group (MRRG) to resurface key segments of road in South Fremantle, including the busy intersection of South Terrace and Douro Road and these works are currently underway.



A draft design for the proposed safety works was developed and shared with the community through consultation in late 2025. Feedback received through this process informed amendments to the draft design.

The amended draft design and results of the consultation, were presented to Elected Members at an Informal Elected Member briefing (IEM) held in February 2026. Following feedback from the community and elected members, further investigations were undertaken and additional options were discussed at an IEM held in March 2026.

In addition to the above, an independent Road Safety Audit (RSA) in relation to the proposed alternate option discussed at the March 2026 IEM was commissioned.

The matter was presented to Council at the Ordinary Meeting of Council held on 8 April 2026 and in considering the matter Council resolved to;

Council:

- 1. Receive the South Terrace and Douro Road community engagement report, provided in Attachment 1.**
- 2. Support the road resurfacing works, as indicated in Attachment 4, be implemented as stage 1 of the road improvements project for the Douro Road and South Terrace intersection.**
- 3. Support in principle, design Option 3 (provided in Attachment 4), incorporating the addition of two pedestrian crossings; and**
- 4. Request that the proposed design be amended and brought back to the next appropriate Ordinary Meeting of Council, which incorporates the recommendations of the Road Safety Audit to be considered by Council prior to community engagement. Noting that this proposed design should include consideration of:**
 - a. The positioning of the zebra crossing on the northern side of South Terrace;***
 - b. Removal/modification of the median strip on the western side of Douro Road;***
 - c. The potential removal of trees and vegetation; and***
 - d. The potential removal of car parking along South Terrace.***

Options to amend the proposed concept design were discussed with Elected Members at the IEM held on 28 April 2026.



Following feedback from the IEM and in accordance with the above resolution, the proposed concept design is now presented to Council for consideration prior to community engagement.

FINANCIAL IMPLICATIONS

The original funding available for safety improvements in the 2025/26 budget was \$400,000 with remaining funds to be carried forward into 2026/27. A further allocation of \$600,000 has been proposed for the 2026/27 draft budget for South Terrace & Douro Road – Pedestrian Crossing Treatments.

LEGAL IMPLICATIONS

The proposed works have been developed in consideration of relevant design standards and the MRWA guidelines and policies, including the application of approved traffic calming treatments on local roads.

The City, as the road authority for local roads under the *Road Traffic Code 2000*, is empowered to implement traffic management devices and road safety treatments where appropriate. No additional statutory approvals are required beyond the City's normal internal approvals and, where applicable, confirmation from MRWA for signage and line marking arrangements.

STRATEGIC IMPLICATIONS

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

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.

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.

CONSULTATION

Subject to Council endorsement, the City will conduct a second round of public consultation on the concept design provided in Attachment 1. The consultation process will be undertaken online via a new MySay project page.

This round of public feedback will be open for a period of 4 weeks.



The community will be invited to share feedback on the amended concept design in Attachment 1 and subsequent impacts of potential tree removal on Douro Road and removal of parking bays on South Terrace in the following ways:

- Via the online survey
- Via 1:1 or group meetings

City officers will also undertake a process of targeted engagement with local businesses and stakeholders in the project area who may be affected by proposed changes to existing parking and wombat crossing locations.

Once submissions have closed, all public feedback will be compiled, and an engagement report will be brought back to Council prior to approval of any proposed works.

OFFICER COMMENT

In accordance with the Council resolution of 8 April 2026 an amended plan for road safety improvements at the subject intersection has been prepared and is included as Attachment 1.

The amended plan incorporates wombat crossings on the northern leg of South Terrace and western leg of Douro Road.

These crossings will provide pedestrian priority at the nominated crossing points, as requested during the community consultation, however, it is noted that their installation will likely result in congestion and possibly an increase in rear end accidents at the intersection.

In addition, it should be noted that the crossing in South Terrace will result in the loss of two parking bays and the crossing in Douro Road will necessitate the removal of a number of mature trees.

Whilst it is acknowledged that the community strongly support improved pedestrian amenity in the area, the intent of the proposed additional community engagement is to gauge the communities' appetite for the removal of trees and loss of parking to facilitate pedestrian priority at the subject crossing points.

In terms of the recommendations of the Road Safety Audit the Findings and Recommendations in relation to the wombat crossings were as follows;



2.1 Finding – Wombat Crossing on Douro Road and South Terrace design and location and Potentially Obstructed Pedestrian Crossing Sight Distance

It was noted that the Douro Road pedestrian crossing has obstructed sight distances due to the trees and vegetation. The design shows a split wombat crossing which is unconventional and may increase the risk of pedestrian and vehicle crashes as the location is shown close to the roundabout and queuing traffic. The wombat crossing on South Terrace to the northern leg of the roundabout is close to the roundabout and could increase queuing into the roundabout.

Recommendation.

Assess the sight distance at the pedestrian crossings and either remove trees or trim the trees and vegetation accordingly. Review the design and provide an at grade pedestrian crossing at this location where pedestrians can pick safe gaps in the traffic. The South Terrace crossing point to the northern leg of the roundabout is best placed further north hence to avoid queuing into the roundabout.

In terms of the finding and recommendation for the Douro Road crossing in relation to obstructed sight distance the amended concept design proposes the removal of vegetation and trees to improve sight distances. The degree of improvement will need to be assessed following the community engagement and the feedback on potential tree removals that will be sought as part of the engagement campaign. It is also noted that the proposed crossing in Douro Road is no longer a split crossing so the concerns from the safety audit in this regard have been removed.

With respect to the South Terrace crossing the proposed site is further away from the roundabout to minimise the potential for queuing into the roundabout.

It is now recommended that the amended proposed concept plan, provided in Attachment 1, be endorsed for the purposes of community engagement, noting that the engagement report will be brought back to Council for consideration prior to final approval of the pedestrian crossings.

In addition to the proposed concept design for pedestrian crossings, the City also applied to MRWA to reduce the speed zone limit from 50km/h to 40km/h to the full length of Douro Road from Hampton Road to Marine Terrace. The City has now been advised that the application has been successful, and the reduced speed zone will be effective from 24 June 2026.



VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Endorse the proposed design for the pedestrian crossings at the intersection of Douro Road and South Terrace, as provided in Attachment 1, to be advertised for community consultation.**
- 2. Note that the engagement report will be brought back to council for consideration prior to final approval of the design.**



C2605-20 PEDESTRIAN CROSSINGS ALONG SOUTH TERRACE

Meeting date:	27 May 2026
Responsible officer:	Manager Infrastructure Engineering
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Engagement Report2. Possible Crossing Locations3. Traffic Data

SUMMARY

At the Ordinary Meeting of Council held on 10 December 2025, officers responded to a petition presented by Cr Jemima Williamson-Wong on 12 November 2025, on behalf of Rupert McCracken, signed by approximately 900 residents and visitors. The petition requested the following:

'That Council install multiple zebra crossings in South Fremantle, to provide safe locations for pedestrians to cross South Terrace, Douro Road, and Marine Terrace.'

This report details the feedback received during community engagement on pedestrian movement in South Terrace and Marine Terrace and recommends the progression of detailed designs for improved pedestrian crossings at priority locations identified through the engagement campaign.

BACKGROUND

At the Ordinary Meeting of Council held on 12 November 2025, Cr Jemima Williamson-Wong presented a petition, on behalf of Rupert McCracken, signed by approximately 900 residents and visitors, requesting the following:

That Council install multiple zebra crossings in South Fremantle, to provide safe locations for pedestrians to cross South Terrace, Douro Road, and Marine Terrace.

The petition was accepted by the Chief Executive Officer, to be addressed by relevant officers.

A report on the matter was presented at the Ordinary Meeting of Council held on 10 December 2025 and at the meeting, Council resolved to:



Council:

- 1. Acknowledge the petition to request the installation of zebra crossings in South Fremantle along South Terrace, Douro Road, and Marine Terrace.**
- 2. Note the City will now progress with the actions listed in this report with a view to presenting an update report to Council in May 2026.**
- 3. Request that the update report to Council includes details of:**
 - a. Traffic speeds and volumes along South Terrace and Marine Terrace;**
 - b. Efficacy of the current road-calming infrastructure along South Terrace and Marine Terrace; and**
 - c. Consideration of the options for placement and costings of zebra and/or wombat crossings as requested in the petition.**

Also, as detailed in the Council report the City was proposing the following activities relating to matters raised in the petition:

1. Reviewing the existing crossing points/traffic speeds and volumes in South Terrace (South of South Street) and will commence initial discussions with Main Roads in respect to the warrants for potential formalised/marked pedestrian crossing points (Zebra or Wombat).
2. Subject to Main Roads feedback and advice (as per item 1); officers will program follow up engagement with the community (provisionally estimated during March) as to preferred locations and pedestrian travel/desire lines along South Terrace.
3. Reviewing the current speed cushions along south Terrace and where appropriate, will commit to improving their position/condition and effectiveness in the short term.

FINANCIAL IMPLICATIONS

As part of the City's financial planning process, all verified project proposals relating to traffic calming will be formulated into projects and programs of work for inclusion into the City's forward works 10 Year Plan for consideration and approval as part of the annual budget process.

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

- 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.

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.

CONSULTATION

In response to this petition, City officers developed an engagement program to capture community feedback and determine where new pedestrian crossings should be installed based on user behaviour, and the types of pedestrian crossings that would be allowed within the constraints of the local road as well as Main Roads WA guidelines. This could include interventions like zebra or wombat crossings.

The City asked people who live, play or travel through this bustling section of South Fremantle to share their key movements, pinch points, and issues as pedestrians in this local area.

Community feedback was important to ensure any future pedestrian crossings reflect the diversity of our community and cater to the needs of all pedestrians including older residents, people with mobility or vision impairments, parents with prams, school children and tourists.

The City of Fremantle opened public engagement on this project on 23 February 2026 and collected submissions until close-of-business on 30 March 2026.

The public engagement program reached more than **1,100** people through online and face-to-face interactions.

City officers collected submissions in three ways:

- The project team received **240 formal submissions** of feedback to the project.
- **83%** of submissions were collected via formal submissions to the City's MySay platform, or hard copies of the MySay survey submitted to City staff.



- **15%** of submissions were collected via the interactive mapping tool on the MySay project page.
- **2%** of submissions were collected via formal email attachments and communications.

This resulted in more than **3,622** individual pieces of information collected through the engagement program. **Note:** 1 formal submission can capture multiple comments and data from respondents.

Key Takeaways From Engagement

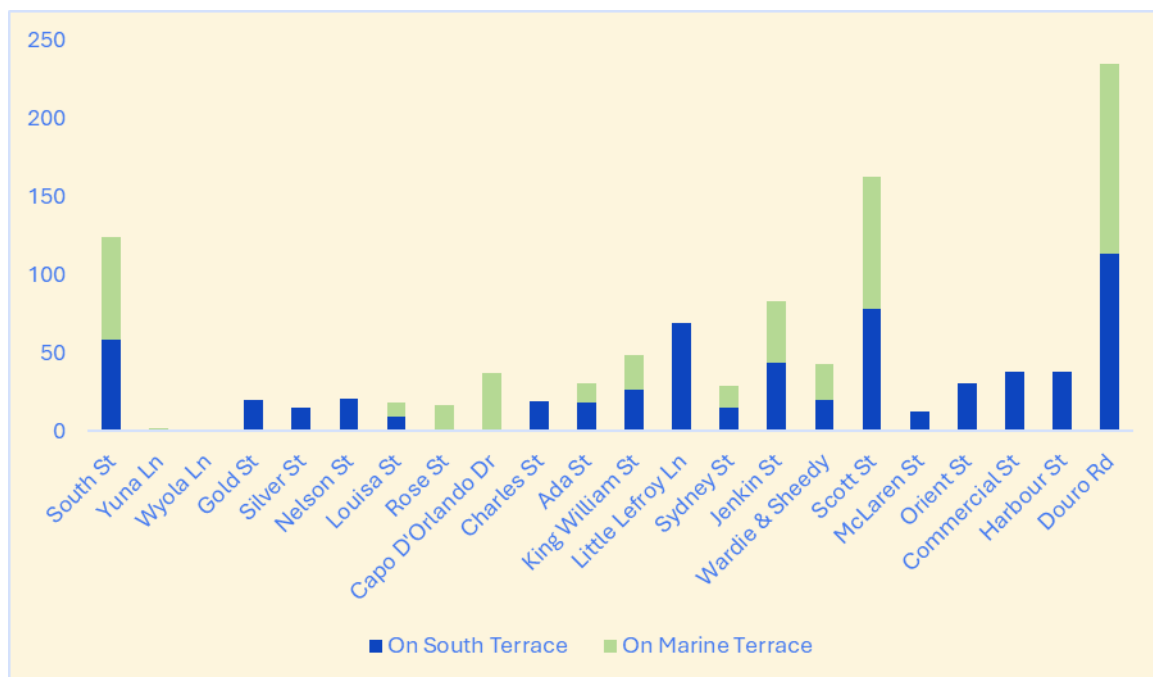
- **78% of respondents are between the ages of 35-74**, highlighting multi-generational pedestrian movement through South Terrace and Marine Terrace in South Fremantle.
- **Young children and pets make up the most common companion type for pedestrians** walking through this segment of South Fremantle.
- Respondents noted the following influences how they move through the area as pedestrians:
 - o Proximity and convenience to a person's destination
 - o Existing pedestrian refuges & traffic calming interventions (e.g. raised platforms, road markings)
 - o Width and access of pedestrian refuges / medians
 - o Safety of parked cars or trees along the street
 - o Convenience vs safety trade-off (selecting shortest route over safest)
- **87% of respondents had not experienced an accident or injury in the area over the past 12-24 months**, however 13% of respondents shared that near misses; trips & hazards; and reported cycling accidents were the most common issues that occurred.
- South Terrace is the more actively used crossing point for residents over Marine Terrace (except when journeying to South Beach).
- **Pedestrian activity captured through this engagement provides a key opportunity to disperse some of the movement across South Terrace and Marine Terrace** and spread out the activity in much safer ways along both streets. Respondents highlighted the following:
 - o Pedestrian activity bulks up from Little Lefroy then south towards Douro Road, however there is ample opportunity to provide the community with crossing points further north along South Terrace to disperse the activity, especially at activity hubs near Manna Café and Kerfuffle Café.
 - o Douro Road sees the highest volume of pedestrian activity with respondents either heading to, or returning from, South Beach.
 - o The South Terrace Nodes at Little Lefroy Lane and Jenkin St are popular crossing points, however the community is confused about



who has priority—respondents noted that the artwork on the ground is misleading with no clear indication of who has right of way.

- o Scott St & South Terrace is highly popular (both because of a traffic light along Marine Terrace, and the popularity of Wild Bakery on South Terrace).

Most Frequent Crossing Points (South Terrace & Marine Terrace)



- Respondents were asked to select their Top 5 crossing points along South Terrace and Marine Terrace.
- The chart above depicts respondent selections along both streets, noting that certain streets only sit alongside Marine Terrace or South Terrace and not both.
- The data captured here has helped City officers determine potential locations for possible pedestrian crossing points along South Terrace and Marine Terrace.

OFFICER COMMENT

All requests for traffic calming measures are assessed in accordance with the City’s Traffic Calming Council Policy. The policy provides clarity and consistency around the assessment of speed reduction initiatives and implementation of traffic calming measures on roads and open space under the care, control or management of the City, and the requirement to comply with the relevant Acts and guidelines.



Council has previously adopted improvements to pedestrian movements along South Terrace, south of South Street. These include two raised nodes at particular intersections and key activity areas; there are also a number of fixed cushion speed humps through South Terrace – these were installed as an interim measure, in lieu of the future four intersection node proposals. The nodes are currently programmed as follows:

- 2031/32 - South Terrace and Orient Street
- 2032/33 - South Terrace and Scott Street
- 2033/34 - South Terrace and Charles Street
- 2034/35 - South Terrace and Nelson Street

In addition to the nodes there are also a number of temporary speed cushions that were installed in South Terrace to calm traffic.

The effectiveness of the installed speed cushions along South Terrace is demonstrated through the comparison of recorded operating speeds before and after their implementation – see Attachment 3. Prior to the introduction of traffic calming measures (pre-2017), recorded vehicle speeds along South Terrace were consistently higher, with typical 85th percentile speeds approximately 10 km/h above current conditions.

Since the progressive installation of speed cushions (implemented from 2022 onwards), the most recent data shows a notable reduction in operating speeds, particularly at locations influenced by the treatments. Attachment 3 also illustrates this relationship spatially along the corridor, showing:

- Sections with speed cushions show reduced 85th percentile speeds, generally trending closer to, or below, the 40 km/h limit.
- For example, locations that previously recorded speeds in the order of 47km/h, now demonstrate reduced speeds in the range of approximately 35 - 42 km/h at comparable constrained sections along South Tce.

The data also shows that speed reductions are most pronounced immediately at and between cushion installations, indicating that the devices are effectively influencing driver behaviour. Some higher speeds persist in untreated gaps or at corridor extremities, which is consistent with expected behaviour where physical calming is absent. Overall, the evidence confirms that the speed cushions have:

- Lowered average and 85th percentile speeds along the corridor.
- Shifted driver behaviour toward compliance with the 40 km/h environment.
- Provided measurable, localised reductions in speed at installed nodes.



Given the success of the speed cushions in lowering speed it is recommended that these be replaced with permanent Watts profile asphalt humps.

It is also anticipated that further treatments along South Terrace would reinforce this trend of lower vehicle speeds.

The speeds in Marine Terrace exceed the posted speed limit, although not excessively, and it is envisaged that the introduction of additional formalised crossing points with traffic calming would reduce speeds in the area also.

As detailed in the recent community engagement campaign respondents were asked to identify their top five crossing points on Marine Terrace and South Terrace and the graph included in the consultation section of this report depicts the results.

As can be seen from the graph there are numerous crossing points on both roads. Some of these points already have good pedestrian amenity via existing traffic treatments such as the nodes or traffic signals. Providing additional crossing points with improved amenity would distribute pedestrians and provide more direct safe routes to their destinations.

Comments on possible opportunities for improved pedestrian amenity on some of the more popular crossing points are detailed in the table below.

South Terrace	Crossing Point	Comment
	Douro Road	This is subject to a separate report on this agenda and Council will be considering an option for further community engagement.
	Orient Street	Potential improvement site.
	Scott Street	The City has approved Blackspot funding (26/27) for a raised plateau at this point. Additional works could be incorporated to improve pedestrian safety.
	Jenkin Street	Existing node.
	Little Lefroy Lane	Existing node.
	Charles Street	Potential improvement site.
	Nelson Street	Potential improvement site.
Marine Terrace	Douro Road	This is subject to a separate report on this agenda and Council will be considering an option for further community engagement.
	Scott Street	Potential improvement site.



	Jenkin Street	Potential improvement site.
	Capo D'Orlando Dr	Potential improvement site.
	South Street	Potential improvement site.

Attachment 2 shows potential locations for safety improvements for the crossing locations that have been nominated as potential improvement sites in the table above.

No particular treatments have been suggested for each site at this stage, and subject to Council support it is proposed to progress design options for each site for future referral to Council for consideration. The options considered for each site will consider the specific site context, including any impacts on trees, parking and drainage.

With respect to South Terrace there may be potential to attract funding for any proposed treatments via the Low Cost Urban Road Safety Program. As Marine Terrace is a district distributor it is not eligible for funding under this program.

In recognition of the feedback received from the community engagement campaign it is recommended that the City progress options for improved crossing points at the nominated potential improvement sites and pursue funding opportunities for their installation.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Receive the South Terrace and Marine Terrace pedestrian movement community engagement report, provided in Attachment 1.**
- 2. Note that the rubber speed cushions in South Terrace will be replaced with permanent Watts profile asphalt humps.**
- 3. Note that the City will progress design options for the crossing points as detailed in Attachment 2 for future Council consideration.**



C2605-21 DRAFT WASTE LOCAL LAW

Meeting date:	27 May 2026
Responsible officer:	Manager Waste and Fleet
Voting requirements:	Absolute Majority Required
Attachments:	1. Draft City of Fremantle Waste Local Law 2026

SUMMARY

The purpose of the proposed City of Fremantle Waste Local Law 2026 is to establish a comprehensive regulatory framework for the management, collection, disposal and enforcement of modern waste services across the City.

The proposed Waste Local Law 2026 was developed using the template and content supplied by the Western Australian Local Government Association (WALGA).

This report seeks Council approval to give local public notice, in accordance with the *Local Government Act 1995*, of the City's intention to make the City of Fremantle Waste Local Law 2026, as provided in Attachment 1.

BACKGROUND

The City does not have a Waste Local Law and relies on limited waste-related provisions contained in the City's *Health Local Law 1997* to administer and manage waste services in the City.

The waste-related provisions in the City's *Health Local Law 1997, Division 2 – Disposal of Refuse* were developed under powers contained within the *Health Act 1911*. These provisions are no longer an effective mechanism for regulating waste services.

Section 61 of the *Waste Avoidance and Resource Recovery Act 2007* (WARR Act) provides local governments the power to make local laws so that it can perform its functions under the WARR Act.

In 2011, the Joint Standing Committee on Delegated Legislation disallowed the City of Gosnell's and the Shire of Derby/West Kimberley Waste Local Laws, which were based on the former WALGA Template Waste Local Law 2010. This occurred despite the Committee having previously approved several Local Laws derived from the same WALGA template.



As a result of this disallowance, Local Governments were unable to introduce Waste Local Laws and were required to continue relying on the refuse provisions contained within their Health Local Laws, in accordance with the transitional arrangements under the Waste Avoidance and Resource Recovery (WARR) Act 2007.

The development of a new Waste Local Law template, intended to address the concerns raised by the Joint Standing Committee, has involved close collaboration with:

- Legal experts
- The Joint Standing Committee on Delegated Legislation
- The Waste Authority
- The Department of Local Government and Communities
- This collaborative approach has been essential in ensuring that the Template Waste Local Law is legally robust and contains provisions that are clearly supported by, and appropriate to, the local lawmaking head of power under section 61 of the WARR Act.

The proposed City of Fremantle Waste Local Law, is based on the updated WALGA template and provides a strengthened regulatory framework for the management, collection, disposal and enforcement of waste services across the City.

To address duplication between the *Health Local Law 1997* and the proposed Waste Local Law 2026, it is recommended that selected waste-related provisions within the *Health Local Law 1997* be repealed.

FINANCIAL IMPLICATIONS

All costs associated with the adoption of new local laws are included in the adopted budget.

LEGAL IMPLICATIONS

Local laws made by a local government under the WARR Act may be enforced under the *Local Government Act 1995* (LG Act) as if the Local Laws were made by the local government under that Act.

Local Laws must not contravene any State or Federal Act or Regulation, and in the event of any inconsistency, the Act or Regulation will override the Local Law to the extent of the inconsistency.

Section 3.5 of the *Local Government Act 1995* (the Act) provides the power for local governments to make local laws to help perform their functions. Section 3.12



of the Act prescribes the procedure for making local laws, which is the same procedure to amend or repeal a local law.

STRATEGIC IMPLICATIONS

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

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

- Contemporary outcomes in waste management support and encourage community participation in a circular economy.

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

Section 3.12 (3) of the *Local Government Act 1995* allows the Council to adopt a model of local law, wholly and without modification, with a public notice period of not less than 3 weeks.

The proposed City of Fremantle draft Waste Local Law 2026 is based on WALGA's model local law template.

Officers recommend provided 6 weeks notice to the community rather than 3, to ensure if changes are made by Council the correct provision is followed by default, and to give the community adequate time to provide their feedback.

OFFICER COMMENT

Division 2 of the Health Local Law 1997 regulates how solid waste (rubbish and refuse) is stored, handled, placed, collected, and disposed of within the City. It prioritises public health over resource recovery and sustainability initiatives.

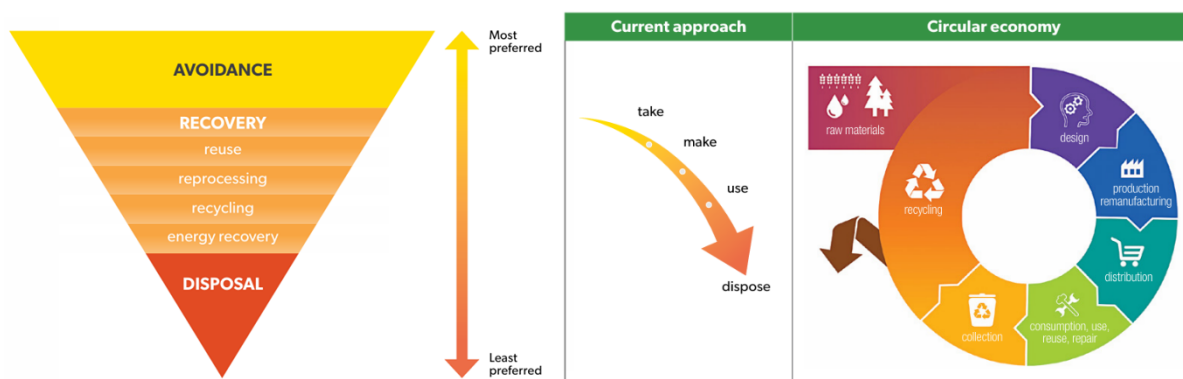
The purpose of the *Health Local Law 1997*:

- Protect public health and amenity
- Prevent nuisance, odours, pests and environmental harm
- Standardisation of waste receptacles, placement, and collection
- Control what can and cannot enter the municipal waste stream, and
- Regulate private removal and burning of waste.

In addition to public health provisions, the Waste Local Law encompasses modern recycling systems, food organics and garden organics (FOGO), recycling, waste



facilities e.g. Fremantle Recycling Centre (FRC) and Containers for Change (CFC), waste diversion targets and circular economy principals.



The development of a Waste Local Law is identified as a future action in the City’s, 2025–2030 Waste Management Action Plan. The Department of Water and Environmental Regulation (DWER) have not yet provided the action plan template for completion. The Local Law will support the City in implementing the State Government’s Waste Strategy and assist in achieving established waste targets, as outlined below.

OBJECTIVES	Avoid <i>Western Australians generate less waste.</i>	Recover <i>Western Australians recover more value and resources from waste.</i>	Protect <i>Western Australians protect the environment by managing waste responsibly.</i>
TARGETS	<ul style="list-style-type: none"> 2025 – 10% reduction in waste generation per capita 2030 – 20% reduction in waste generation per capita 	<ul style="list-style-type: none"> 2025 – Increase material recovery to 70% 2030 – Increase material recovery to 75% From 2020 – Recover energy only from residual waste 	<ul style="list-style-type: none"> 2030 – No more than 15% of waste generated in Perth and Peel regions is landfilled. 2030 – All waste is managed and/or disposed to better practice facilities

The purpose of the proposed Waste Local Law are as follows:

1. Regulate the Provision and use of Local Law Government Waste Services

- Establishes the City’s authority to provide, manage, and regulate waste services within the municipality
- Sets clear rules for the supply, use, placement, and care of waste receptacles (general waste, recycling and FOGO)
- Ensures waste services operate in a consistent, safe and efficient manner

2. Support Waste Avoidance, Recycling, and Resource Recovery

- Gives effect to the WARR Act at a local government level
- Mandates waste separation at the source, including recycling and FOGO diversion
- Reduces contamination by clearly defining what waste may and may not be placed in each receptacle
- Supports higher order waste hierarchy outcomes



3. Protect Public health, Safety and Amenity

- Ensure reasonable steps are taken to prevent practices that may cause;
 - Nuisance
 - Offensive odours
 - Pest and vermin attraction
 - Obstruction to streets and public places
- Regulates
 - Receptacle placement and storage
 - Verge collections
 - Waste handling at premises (FRC and CFC) and public places
- Controls inappropriate and unsafe behavior at waste facilities e.g. Fremantle Recycling Centre.

4. Provides Clear duties and Responsibilities

- Clearly assigns duties to owners and occupiers or premises regarding
 - Waste containment
 - Receptacle care and hygiene
 - Compliance with collection and placement requirements
- Defines the powers of the City and authorised persons to:
 - Issue directions
 - Grant exemptions
 - Enforce Compliance

5. Enable Effective Operations and Protection of Waste Facilities

- Regulate control, access and conduct at City operated facilities (FRC & CFC)
- Controls
 - What waste may be deposited
 - Where and how it is deposited
 - Prohibited activities (e.g. removal of waste, hazardous materials, abusive behaviour)
 - Enables the City to impose fees and charges
- These regulatory controls will complement our FRC license and associated conditions imposed by the Department of Water and Environmental Regulation (DWER).

6. Establish a Clear and Enforceable Compliance Framework

- The City will always aim to educate residents; however, the Waste Local Law creates offences for non-compliance.
- This provides for:
 - Prescribed offences and modified penalties
 - Infringement notices
- Infringements would be issued by the Community Safety and or Waste Services team in accordance with their delegated powers
- Ensures decisions under the local law are subject to objection and appeal rights under the LG Act.

The proposed Waste Local Law will complement Local Planning Policy 2.24 - Waste Management Plans enabling effective planning outcomes, operational efficiency and compliance as urban development and density increase across the City.



7. Rates, Fees and Charges

- Provides local governments the power to impose rates, fees and charges in relation to waste services as set out in sections 66 and 68 of the WARR Act and sections 6.16 and 6.17 of the *Local Government Act 1995*. It allows Local Governments to recover unpaid fees and charges.

8. Overlap with the City of Fremantle *Health Local Laws 1997*

The *Health Local Laws 1997* contain several provisions that cover the management of general waste across residential, commercial, and some industrial contexts, primarily focusing on waste handling, sanitation, and nuisance prevention.

To resolve overlaps or conflicts between the *Health Local Laws 1997* and the proposed Waste Local Law, the following clauses of the Health Local Laws are recommended to be repealed. This is to ensure that waste management practices are streamlined, avoiding redundancy and potential regulatory confusion for both residents and businesses.

Recommended clauses to repeal in the *Health Local Laws 1997*:

- Clause 41** - Receptacles
- Clause 42** - Exemption
- Clause 43** - Use of Receptacles
- Clause 44** - Damage to Receptacles
- Clause 45** - Use of Other Containers
- Clause 46** - Suitable Enclosures
- Clause 48** - Removal of Rubbish from Premises or Receptacle
- Clause 50** - Rubbish Removal Vehicles
- Clause 51** - Method of Removal of Rubbish

Repealing the above clauses would centralise waste management practices under the Waste Local Law, simplifying compliance, clarifying responsibilities, and removing redundant requirements. This will ensure the Waste Local Law serves as the primary guide for waste collection, receptacle use, public area cleanliness, and enforcement. Specific health-related waste issues, such as infectious waste and pest control, will remain under the Health Local Laws where necessary to address unique public health concerns.

The remaining clause 47 'Deposit of Refuse' is proposed to remain in the Health Local Law, for further review at a later stage. It is noted that the City intends to review and amend the *Health Local Laws 1997* before the end of 2026.



Next steps

Following Council's decision, public notice will be given and submissions sought. A report will be brought back to Council to consider the submissions before final adoption.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Endorses the WALGA Model Waste Local Law, without modification, as the proposed City of Fremantle Waste Local Law 2026, provided in Attachment 1.**
- 2. Approve local public notice to be given, in accordance with section 3.12(3) of the *Local Government Act 1995*, of its intention to make the City of Fremantle Waste Local Law 2026 (Attachment 1), the purpose and effect of which is as follows:**
 - Purpose:** To assist the City of Fremantle in administering waste and recycling services to maintain consistent, cost effective and functional waste management practices.
 - Effect:** Establish the requirements with which any owner or occupier of premises using local government waste services, including the use of receptacles for the deposit and collection of waste within the district.
- 3. Note that a further report will be brought back to Council after the public submission period, for final consideration.**



**C2605-22 TENDER FCC691/25 - BRAD HARDIE CLUBROOMS
 REFURBISHMENT**

Meeting date: 27 May 2026
Responsible officer: Manager Infrastructure, Project Management & Facilities
Voting requirements: Simple Majority Required
Attachments: 1. CONFIDENTIAL - Qualitative scoring and pricing

SUMMARY

The purpose of this report is to consider tender number FCC691/25 for the refurbishment of Brad Hardie Pavilion at Hilton Park.

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

BACKGROUND

The refurbishment of the Brad Hardie Pavilion through the award of this public tender is one of a number of planned works to be completed through the grant of a Federal Grant program "Thriving Suburbs", and municipal matching funding, enabling the development of the Northern Hilton Park area of the Masterplan.

The Contract will be delivered as a Design and Construction contract, the Contractor to be responsible for finalizing the designs (from designs completed to a 60% design level by City-led architectural consultants).

FINANCIAL IMPLICATIONS

The table below summarises the available budget, current expenditures, recommended tender price by Kilmore Group Pty Ltd for the insert description of works, and associated expenses:

Description	Expenditure	Budget
Budget		
Hilton Park North – Project Budget Thriving Suburbs Grant Funding & Municipal Contribution		\$5,750,000
Expenditure		
Expenditure incurred to date:	\$116,005.78	
Activities <ul style="list-style-type: none"> Tender number FCC691/25 at Hilton Park North – Dick Lawrence Oval 	\$1,184,326.32	



Total expenditure (estimated)	\$1,300,332.10	\$5,750,000
Balance	\$4,449,667.90	

Sufficient funding provision has been allocated in the 2025/26 budget to deliver the project service within the broader adopted budget for the Hilton Park North Project.

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:

Liveable City - Liveable and socially connected neighbourhoods

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

Liveable City - Sustainably designed and optimised urban and natural environments

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

Liveable City - Functional and inclusive recreational facilities

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

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.

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.

CONSULTATION

Extensive community consultation was undertaken during the Hilton Park Master Plan project, and this feedback has been incorporated into the project brief.



Project specific consultation to maintain operational continuity of the user groups has been undertaken with those stakeholders.

Before any works or construction commences, a sign will be erected at the site and information about the upcoming works will be posted on the City's website and social media channels.

OFFICER COMMENT

Detail

Tender FCC691/25 for the Brad Hardie Clubrooms Refurbishment at Hilton Park North was advertised on 13th February 2026 and closed on 13th March 2026.

Essential details of the contract are outlined below:

Contract type	Fixed Price – Design and Construct AS 4902
Contract duration	7 months
Commencement date	June 2026
Completion date	January 2027

Tender evaluation

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

1. AE Hoskins Building Services – ABN 14 941 679 801
2. JDS Building & Maintenance Services – ABN 23 631 405 340
3. Kardan Construction – ABN 40 636 258 207
4. Kilmore Group Pty Ltd - ABN 95 619 937 898
5. Orixon Pty Ltd – ABN 55 126 168 474
6. Protek 247 Building and Maintenance Services Pty Ltd – ABN 29 158 937 761
7. Safeway Building & Renovations Pty Ltd – ABN 66 131 790 291
8. Schlager Group Pty Ltd – ABN 43 604 419 534
9. Solution 4 Building Pty Ltd – ABN 21 151 188 859
10. Streater Prior Pty Ltd – ABN 11 656 861 264

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 and Facilities
- Team Leader Infrastructure Project Management
- Team Leader Recreation Services
- Infrastructure Project Manager

Independent evaluation was provided by the contracted project management group for the project, being Successful Projects Pty Ltd.

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	30%
2	Key Personnel, Skills and Resources	25%
3	Demonstrated Understanding	35%
4	Sustainability	10%

In line with the recently adopted Procurement Policy and to support value-for-money outcomes, the evaluation panel assessed all submissions qualitatively prior to viewing pricing. Submissions achieving a qualitative score of 55 or higher (the minimum acceptable standard) were then ranked from lowest to highest based only on price.

All Tender submissions received were conforming, and no tender submissions received were non-conforming. Non-conforming submissions are not evaluated.

The results of the qualitative evaluation and pricing for delivery of FCC691/25 Brad Hardie Clubroom Refurbishment are shown in the Confidential Attachment.

Officers and independent consultancy reviewed the submissions to determine the submission that offered the best value for money for the City. Kilmore Group Pty Ltd is recommended for their consistent pricing schedule and overall lump sum value.



Kilmore Group Pty Ltd, the recommended tenderer, was assessed as having the adequate capacity and understanding to safely undertake the works and deliver the project described in the specification, in accordance with the terms of the tender document.

Environmental considerations

Kilmore Group Pty Ltd articulated their waste management and product sourcing methodologies for construction projects. Generally, the Respondent satisfied the Evaluation Panel that their construction methodology and site establishment would minimize impact to the environment where possible.

Risk consideration

An assessment undertaken by Dun and Bradstreet indicates that Kilmore Group 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 – Local Government Referee

- Two separate design and construction new build projects, both sports / changeroom venues of \$1M and \$2M respectively. Builder demonstrated a strong and structured approach to the design and construction process, with excellent quality and communications, resulting in very good customer and Councillor feedback. Time, cost and quality metrics were all excellent.
- The builder was reliable, on site every day and responsive. The builder resolved consultant mistakes and provided practical design solutions, in difficult locations (high water table land). A good inhouse trades team. Highly recommended as a construction company.

Reference 2 – Private Sector Referee

- Floreat Surf Lifesaving Club Refurbishment (Major refurbishment of a large aging beachside club facility) – contracted by the supervising architects. – Continuing contractor after prior contractor left the project.



- Performance and quality were rated as very good and practical including latent conditions being well handled by the builder, with communications being efficient and responsive. Sub-contractor supply issues were well managed. The company provided a very solid quality job to specification.

Comment

Kilmore Group Pty Ltd was determined to be the preferred respondent by the Evaluation Panel and Independent Evaluator for both their qualitative and quantitative submission. Their relevant experience was suitable to the scope of the project and the references provided supported their listed examples.

The design and construction schedule and methodology were deemed the most appropriate for this project and its' requirements.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council accept the tender from Kilmore Group Pty Ltd for the refurbishment of the Brad Hardie Clubrooms Tender FCC691/25 at the tendered contract value of \$1,184,326.32 (ex GST).



C2605-23 TENDER WFCC135/26 - AGENCY LABOUR HIRE

Meeting date: 27 May 2026
Responsible officer: Manager Parks and Landscape
Voting requirements: Absolute Majority Required
Attachments: 1. CONFIDENTIAL - Qualitative scoring and pricing

SUMMARY

The purpose of this report is to consider tender number WFCC135/26 for Agency Labour Hire for the City of Fremantle.

This report recommends that Council accepts the tender submitted by Maxima Training Group (Aust) Ltd in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.

BACKGROUND

The City of Fremantle issued a tender seeking labour hire personnel to assist in the delivery of the Principal's Infrastructure Operations. This includes Waste and Cleansing, Containers for Change, Construction Maintenance, Parks and Landscape, and Mechanical Workshop to ensure service delivery continuity during times of staff vacancy or resource shortfall. All labour hire personnel are required to demonstrate a high standard of customer service and integrity when engaging with both internal teams and external stakeholders and customers.

FINANCIAL IMPLICATIONS

Agency labour is used on an as required basis to fill staff shortages in key operational areas. The cost of the agency labour is offset against a credit in staffing costs and is typically cost neutral when balanced off. In the annual budget, a nominal budget is adopted to cover agency labour costs and then this is corrected at mid-year budget review to reflect actual costs and forecast costs to end of financial year.

The table below summarises the budget for the provision of agency labour and associated expenses:

Budget Account	Account Description
100320-6330-1001-61135	Parks and Landscape Agency Labour
100621-6340-1001-61135	Waste and Fleet Agency Labour
100364-6320-1001-61135	Construction Agency Labour



100337-6340-1001-61135	Mechanical Workshop Agency Labour
25/26 FY Adopted Budget	\$258,000
25/26 FY Amended Budget	\$1,103,300

This 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:

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.

CONSULTATION

Nil

OFFICER COMMENT

Detail

Tender WFCC135/26 for Agency Labour Hire for the City of Fremantle was advertised on 6 February 2026 and closed on 6 March 2026 through the WALGA Preferred Supplier Program.

Essential details of the contract are outlined below:

Contract type	Schedule of Rates
Contract duration	Three years with two further one-year extension options
Commencement date	On or around 1 June 2026
Completion date	30 May 2031



Tender evaluation

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

- Hays Specialist Recruitment (Australia) Pty Limited – ABN 47 001 407 281
- Maxima Training Group (Aust) Ltd – ABN 90 212 392 953
- Perth Recruitment Services Pty Ltd the trustee for Kullack Family Trust – ABN 89 680 248 198

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 Parks and Landscape
- Senior People and Culture Advisor
- Parks Coordinator
- Contracts Lead (non-voting)
- Contracts Officer (non-voting)

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 of Delivering Similar Services	30%
2	Key Personnel Skills & Resources	30%
3	Demonstrated Understanding	30%
4	Sustainability and Local Economic Benefit	10%

In accordance with the recently adopted Procurement Policy and to ensure value-for-money outcomes, the evaluation panel undertook a qualitative assessment of all submissions prior to considering pricing. Only those submissions achieving a



minimum qualitative score of 55 were deemed to have met the acceptable standard and were subsequently eligible for pricing evaluation.

Compliant submissions were then ranked from lowest to highest based on price. The submission from Perth Recruitment Services Pty Ltd achieved the highest qualitative score of 88, followed by Maxima Training Group (Aust) Ltd with 66, and Hays Specialist Recruitment (Australia) Pty Limited with 62. However, Perth Recruitment Services Pty Ltd did not provide a pricing schedule as part of its submission. Consequently, the evaluation panel was unable to progress this submission to the pricing assessment stage or undertake a value-for-money assessment. This prevented assessment of cost effectiveness, pricing transparency and comparative financial value, as required under both the evaluation framework and the Procurement Policy.

In accordance with Part 4, Division 2, Regulation 18(4a) of the Local Government (Functions and General) Regulations 1996, a local government may seek clarification from a tenderer regarding information contained within its submission where required. However, in order to maintain procedural fairness and probity throughout the procurement process, the City is unable to request or accept new information that was not included in the original submission after the tender closing date and time.

The results of the qualitative evaluation and pricing for delivery of tender number WFCC135/26 for Agency Labour Hire for the City of Fremantle are shown in the Confidential Attachment.

The tenders received all demonstrated an acceptable or above level of experience, personnel and methodology to service the Contract for the City. The recommended tenderer, Maxima Training Group, are a national company established to service Local Governments, provided a dedicated team with administration support and demonstrated a clear process for obtaining suitable candidates. They have a local office in Fremantle providing local economic benefit and provide the City with a value for money proposal.

Risk consideration

An assessment undertaken by Illion on the 25 March 2026 evidenced minimal risk of failure and late payment from Maxima Training Group. There are no strategic or corporate risks within the City's existing risk registers which relate to the issues contained in this report.



References

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

Reference 1 - Local Government

- Provided trainee and apprenticeship placement services, including recruitment, onboarding, and ongoing management of trainees.
- Have been effective in sourcing candidates that meet the requirements of the roles.
- Administration and communication is clear and timely.
- There have been no significant personnel or contract issues of concern.

Comment

Maxima Training Group are the recommended tenderer having demonstrated the experience, personnel and methodology to service the contract for the City while a local office in Fremantle provides local economic benefit.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Accept the tender from Maxima Training Group (Aust) Ltd – ABN 90 212 392 953 for WFCC135/26 for Agency Labour Hire for the City of Fremantle at the rates tendered for a period of three years.**
- 2. Delegate Authority to the Chief Executive Officer, to approve the option to extend the contract for two further one year periods, providing Maxima Training Group (Aust) Ltd – ABN 90 212 392 953 have performed satisfactorily in accordance with the terms of the contract.**



C2605-24 COUNCIL AND COMMITTEE MEETINGS STRUCTURE REVIEW

Meeting date:	27 May 2026
Responsible officer:	Manager Governance
Voting requirements:	Absolute Majority Required
Attachments:	<ol style="list-style-type: none">1. Planning Services Committee Terms of Reference2. Strategic and General Services Committee Terms of Reference3. Committee Delegated Authority 2025-264. Schedule of Council and Committee Meetings July-December 2026

SUMMARY

The purpose of this report is to present an alternative Council meeting structure for consideration, to replace the existing monthly meeting cycle consisting of two Ordinary Meetings of Council per month, and a quarterly Audit and Risk Management Committee, Planning Framework Committee, and CEO Performance Review Committee meetings.

This report recommends that Council adopt the Meeting Schedule provided in Attachment 4, being one Ordinary Meeting of Council, Planning Services Committee, and Strategic and General Services Committee meeting per month, with the Audit, Risk and Improvement Committee and Planning Framework Committee meetings to be held quarterly, and CEO Performance Review Committee meetings held as required.

BACKGROUND

The City of Fremantle's current meeting structure and monthly meeting cycle is as follows:

Week 1	No meetings
Week 2	Ordinary Meeting of Council
Week 3	Audit, Risk and Improvement Committee & Planning Framework Committee (held quarterly on alternative months)
Week 4	Ordinary Meeting of Council

The CEO Performance Review Committee meetings are held as required, up to 4 times per year.

The current meeting structure was adopted by Council at its meeting on 28 August 2024 (C2408-12) after a 12-month trial. A review of the structure was



prompted following the reduction of 2 council members at the October 2023 Local Government Election and a further 2 council members at the October 2025 Election.

Whilst the two Ordinary Council Meeting structure has been working well, it has been identified that the Committee meeting structure may be better positioned to provide more time for Elected Members to consider matters of a strategic nature, act as an early notice to the community that an item is being considered by Council, and to facilitate debate of amendments to officer recommendations.

To ensure good governance and effective use of Council time for decision making, officers have reviewed the meeting structure and propose to re-instate the Committees on a monthly cycle. New names have been proposed to assist with clarity of the purpose of the committees.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

Section 5.8 of the *Local Government Act 1995* allows for a local government to establish committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.

Section 7.1A of the *Local Government Act 1995* prescribes that a local government must establish an Audit, Risk and Improvement Committee.

Section 5.3 of the *Local Government Act 1995* requires the Ordinary Council meetings to be held not more than 3 months apart. Regulation 12 of the *Local Government (Administration) Regulations 1996* requires the Chief Executive Officer to publish on the local government's official website the meeting details for Council and Committee meetings before the beginning of the year in which the meetings are to be held.

Section 5.23 of the *Local Government Act 1995* requires all Council meetings and committee meetings to be open to the public. The CEO Performance Review Committee is closed to members of the public, in accordance with Section 5.23 (2)(b) of the *Local Government Act 1995*, as the committee only deals with matters relating to the recruitment, employment, and performance of the Chief Executive Officer. The minutes of the meeting and any recommendations are



presented to Council for a final decision, and members of the community may submit questions or statements at the relevant Ordinary Meeting of 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'

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

CONSULTATION

At the Informal Elected Member meeting held on 11 May 2026, officers presented proposed Council meeting structure options for general discussion with Elected Members.

OFFICER COMMENT

It is not uncommon for a Council to establish committees to assist in its decision-making process. Metropolitan Local Governments including, but not limited to, the City of Armadale, City of Canning, City of Joondalup, City of Kwinana, City of Cockburn, City of Stirling, and the City of Wanneroo have established multiple committees.

A committee meeting structure can provide the following benefits:

- Better-informed decision-making
Committees can provide additional time to properly work through complex issues, leading to more considered and well-informed recommendations for Council.
- Stronger governance and accountability
Having an additional layer of review helps ensure key decisions are carefully scrutinised and transparent.
- More efficient Council meetings
By resolving detailed discussions at the committee level, Ordinary Council Meetings can focus on decision-making, making them more streamlined and effective.



- Greater opportunity for community input
Committees can provide a more approachable and focused forum for community members and stakeholders to engage with Council on specific matters.
- Development of elected members
Participation in committees gives councillors more opportunity to deepen their understanding of key issues, workshop matters of concern and debate more freely.
- More balanced workload across Council
Distributing matters to relevant committees helps manage the volume and complexity of business, ensuring important issues receive appropriate attention.
- Alignment with good governance practice
A structured committee system reflects widely recognised local government practice and supports continuous improvement in how the city makes decisions.

Meeting Structure Proposal

To take advantage of the above benefits, the following meeting structure and cycle is proposed for consideration:

Week 1	Planning Services Committee
Week 2	Strategic and General Services Committee
Week 3	Audit, Risk and Improvement Committee & Planning Framework Committee (held quarterly on alternative months)
Week 4	Ordinary Meeting of Council

Provided in Attachment 4, is the proposed meeting schedule for the remainder of 2026, based on the above meeting cycle.

It is noted that the Audit, Risk and Improvement Committee (ARIC) and Planning Framework Committee (PFC) will continue to be held quarterly, on alternative months, with recommendations brought to the upcoming Ordinary Council Meeting (OCM).

The CEO Performance Review Committee is to be held up to four times per year, as per the current structure, with dates determined in line with the performance review schedule.



Terms of Reference

The Planning Services Committee (PSC) will be focused on planning related matters, including planning applications, planning policies, and responses to the State Administrative Tribunal and the Western Australian Planning Commission. No changes are proposed to what was previously adopted.

The Strategic and General Services Committee (SGSC) will be intended for all other strategic and general Council matters such as policies, plans and strategies, transport, parking, governance and compliance, traffic management, tenders, council property etc. No other changes are proposed to the previous Committee meeting structure.

The full terms of reference proposed for both committees are provided in Attachment 1 and 2.

No changes are proposed to the Audit, Risk and Improvement Committee, Planning Framework Committee, or the CEO Performance Review Committee. The terms of reference and memberships for these committees are to remain the same as previously adopted by Council.

Delegation to Committees

As was previously delegated to these committees, the Planning Services Committee (PCS) and Strategic and General Services Committee (SGSC) will be delegated from Council all of its powers and functions as a local government, except any power or duty that requires a decision of an absolute majority or a 75% majority of Council.

Officers propose the following limitations:

1. A decision of committee can only be made by the votes of at least four members.
2. Committee can only approve a max term of 10 years for leases of Council property.
3. Committee can only approve the closure of Council carparks for up to 14 days.
4. Committee cannot accept or decline tenders outside of the Council adopted budget.
5. Committee cannot make the final decision for council policy, strategies, local planning policies, planning schemes, development plans, scheme amendments, structure plans, international travel, and appointment or termination of the CEO.



The full delegation proposed for the committees is provided in Attachment 3.

Alternative Option

Council may vote against the proposed meeting structure and schedule recommended by officers and keep the current monthly meeting cycle.

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Establish a Planning Services Committee in accordance with section 5.8 of the *Local Government Act 1995*; and adopt the terms of reference for the Planning Services Committee, as provided in Attachment 1.**
- 2. Establish a Strategic and General Services Committee in accordance with section 5.8 of the *Local Government Act 1995*; and adopt the terms of reference for the Strategic and General Services Committee, as provided in Attachment 2.**
- 3. Give Delegated Authority to the the Planning Services Committee and the Strategic and General Services Committee, as detailed in Attachment 3; to be included in the Register of Delegated Authority 2025-26.**
- 4. Appoint the following Elected Members to the Planning Services Committee, in accordance with sections 5.10, 5.11A and 5.12 of the *Local Government Act 1995*, for the term ending the day of the next Ordinary Local Government Election:**

Committee Member	Deputy Committee Member
Mayor, Ben Lawver (ex-officio)	-
Cr Ingrid van Dorssen	Cr Pip Slaughter
Cr Jemima Williamson-Wong	Cr Fedele Camarda
Cr Melanie Clark	Cr Frank Mofflin
Cr Andrew Sullivan	Cr Geoff Graham
Presiding Member:	Cr Jemima Williamson-Wong
Deputy Presiding Member:	Cr Andrew Sullivan



- 5. Appoint the following Elected Members to the Strategic and General Services Committee, in accordance with sections 5.10, 5.11A and 5.12 of the *Local Government Act 1995*, for the term ending the day of the next Ordinary Local Government Election:**

Committee Member	Deputy Committee Member
Mayor, Ben Lawver (ex-officio)	-
Presiding Member:	
Deputy Presiding Member:	

- 6. Adopt the Council meeting schedule as provided in Attachment 4, in line with the following monthly meeting cycle:**

- a. Week 1: Planning Services Committee**
- b. Week 2: Strategic and General Services Committee**
- c. Week 3: Audit, Risk and Improvement Committee, and the Planning Framework Committee (held quarterly)**
- d. Week 4: Ordinary Meeting of Council**

- 7. Noting that the CEO Performance Review Committee meetings will be held quarterly, as required.**



C2605-25 WALGA SOUTH METROPOLITAN ZONE APRIL MEETING INFORMATION REPORT

Meeting date:	27 May 2026
Responsible officer:	Chief Executive Officer
Voting requirements:	Simple Majority Required
Attachments:	1. South Metropolitan Zone April 2026 Minutes

The relationship between the Western Australian Local Government Association (WALGA) State Council and Zones is critical as it underpins WALGA's advocacy on behalf of Local Government at the State and Federal Government levels. Zones have an integral role in shaping the political and strategic direction of WALGA. Not only are Zones responsible for bringing relevant local and regional issues to the State Council table, but they are also a key player in developing policy and legislative initiatives for Local Government in WA.

The key functions of the WALGA Zones are to:

- elect one or more WALGA State Councillor;
- consider the State Council Agenda;
- develop and advocate positions on regional issues affecting Local Government;
- progress regional Local Government initiatives;
- initiate regional projects relating to the Zone;
- identify relevant issues for action by WALGA; and
- provide direction and feedback to their State Councillor.

The City of Fremantle's representatives on the WALGA South Metropolitan Zone include Cr Geoff Graham, Cr Pip Slaughter, and Cr Andrew Sullivan. The Chief Executive Officer also attends each meeting as a non-voting delegate.

April Meeting

At the 20 April 2026 Zone meeting, held at the City of Cockburn, the following matters were discussed:

1. Reconciliation WA – Kolbong Yanginy Website (item 4.1)
2. LGIRS Local Government Division Report (item 5.1)
3. Status Report – Recent updates or actions (item 7.1)
4. Request to Present – Local Government Inspector (item 8.1)
5. Consultation on Draft Climate Change Advocacy Position (item 8.2)
6. Protecting Council Member and Employee Privacy Advocacy Position (item 9.1)
7. Water Management Advocacy Position (item 9.2)

City of Fremantle
Ordinary Meeting of Council - Agenda
27 May 2026



8. Off Roads Vehicles Advocacy Position (item 9.3)
9. Homelessness Advocacy Position (item 9.4)
10. WALGA Presidents Report (item 10.1)
11. State Councillors Report to the Zone (item 10.2)
12. Fertiliser Supply (item 11.1)

The full minutes of the meeting at provided in Attachment 1.

All WALGA State Council and Zone agenda and minutes can be found [here](#).

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council receive the WALGA South Metropolitan Zone April 2026 Meeting information report.



Statutory reports

C2605-26 STATEMENT OF INVESTMENTS APRIL 2026

Meeting date:	27 May 2026
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	1. Investment Report - April 2026

SUMMARY

This report outlines the investment of surplus funds for the month ending 30 April 2026 and provides information on these investments for Council consideration.

This report recommends that Council receive the Investment Report for the month ended 30 April 2026, as provided in Attachment 1.

The investment report provides a snapshot of the City's investment portfolio and includes information as at 30 April 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 \$2.15m against a full year amended budget of \$1.95m. Interest earnings year to date are higher than YTD budget by \$0.41m with \$0.21m being earned in April 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 4.35% at its May 2026 meeting, in line with expectation. This marks the third straight hike this year with 25 basis points increases in February 2026 and April 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 4.6% in the 12 months to March 2026, accelerating from 3.7% in February, 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 4.42% for the month of April 2026. The City's actual portfolio return in the last 12 months is 3.90%, comparing on par with the benchmark Bloomberg AusBond Bill Index reference rate of 3.79% (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 April 2026 which can be viewed in the Attachments. A summary of the investment reports is provided below

1. Portfolio Details

As at 30 April 2026 the City's investment portfolio totalled \$55.00m. The market value of this investment was \$55.80m at that time, which takes into account accrued interest.

The investment portfolio is made up of:

Cash Investments (<= 3 months)	\$6.00m
Term Deposits (> 3 months)	\$49.00m
TOTAL	\$55.00m

Of which:

Unrestricted cash	\$37.50m
Restricted cash (Reserve Funds)	\$17.50m
TOTAL	\$55.00m

The current amount of \$37.50m held as unrestricted cash represents 34.33% 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 30 April 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	34,021,261.99	61.83%	100.00%	61.83%	38.17%	0.00%
Tier 2	14,000,000.00	25.44%	60.00%	42.40%	57.60%	0.00%
Tier 3	7,000,000.00	12.72%	35.00%	36.34%	63.66%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	55,021,261.99					

Values used in the above calculations exclude interest for term deposits and other simple interest securities.

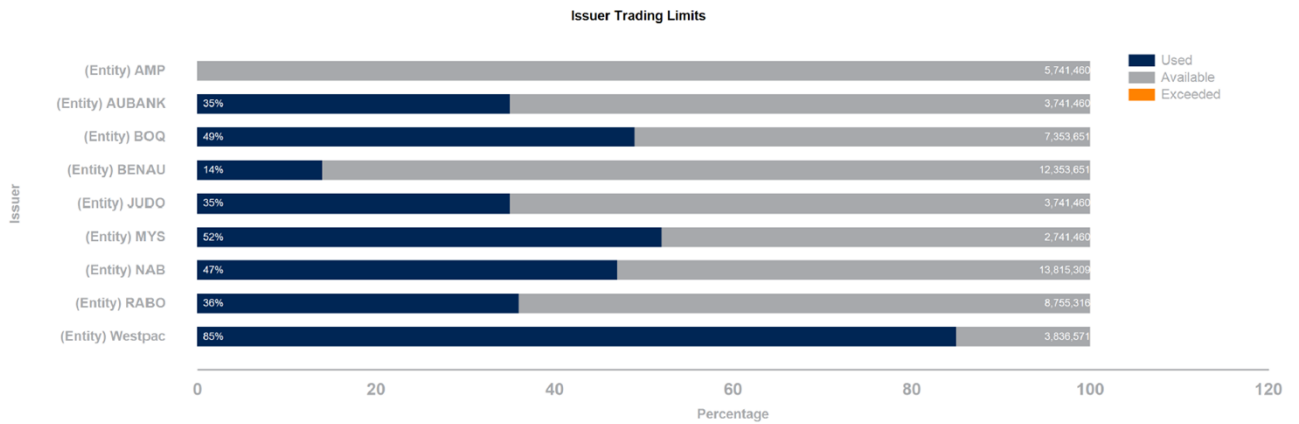
Within each Tier, the Counterparty Credit Framework limits prescribe the limit of investments that may be made with any one financial institution. The maximum percentage of investments to be held with any one financial institution, within a given Tier, are outlined below.

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 30 April 2026 relative to the Counterparty Credit Framework limits were as follows:



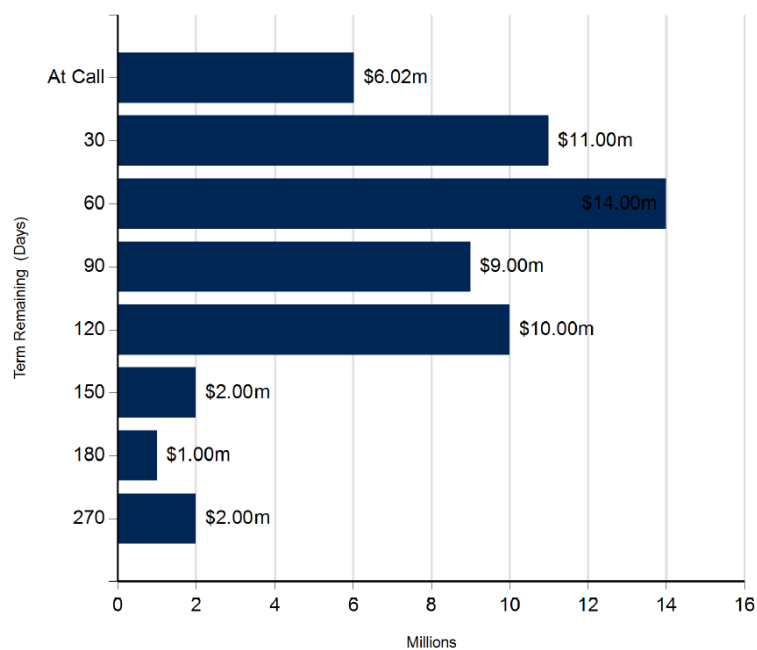
As shown in the above graph, the portfolio was compliant with the issuer trading limit.

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 30 April 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.

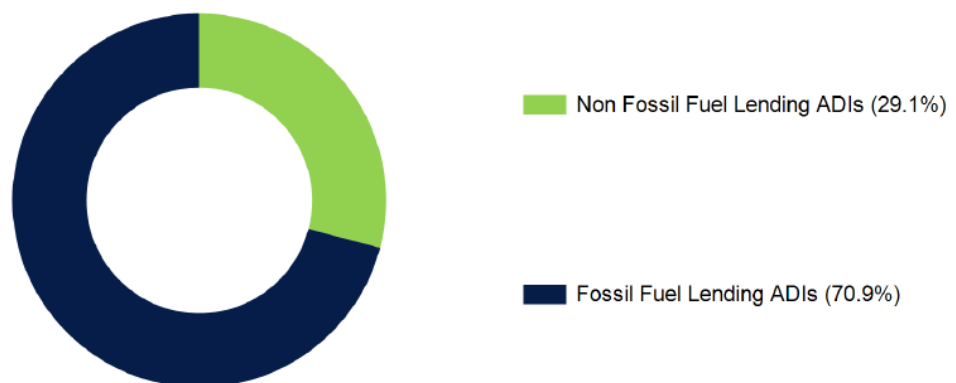
Since December 2020 investments have been made in accordance with the revised policy to increase the percentage invested in "Green Investments"; being ADIs that do not lend to industries engaged in the exploration for, or production of, fossil fuels (Non-Fossil Fuel Lending ADIs).

As at 30 April 2026, Green Investments accounted for \$16.0 million (29.1%) of the City's investment portfolio, a decrease of \$3.0 million (2.8%) since the March report.

This is primarily due to a redemption of funds in late April for operational purposes. While \$2m of matured green investment was reinvested at this time, no additional funds were able to be allocated before month-end resulting in the decrease. However a further \$5m has been invested into new green investments for the month of May, which will significantly improve this position.

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.

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 April 2026 from matured investments was \$180k.

6. Investing Activities

There were 2 new term deposits totalling \$5.0M. Full details of the Institutions invested in, interest rates, number of days and maturity date for investments held as at 30 April 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 30 April 2026 as provided in Attachment 1.



C2605-27 SCHEDULE OF PAYMENTS APRIL 2026

Meeting date:	27 May 2026
Responsible officer:	Director City Business
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Schedule of Payments and Listings - April 20262. Purchase Card Transactions Report - April 20263. BP Plus Fuel Card - March 20264. Summary of Payments and Listings - April 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 30 April 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 April 2026, is provided within Attachments 1 and 2.

FINANCIAL IMPLICATIONS

A total of \$9,145,903.21 in payments were made in the month of April 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 30 April 2026, by payment type:

Payment Type	Amount (\$)
<i>Cheque / EFT / Direct Debit/International Payments</i>	5,935,633.70
<i>Corporate Credit Cards</i>	46,315.23
<i>BP Plus Fuel Cards</i>	7,950.95



<i>Salary / Wages / Superannuation</i>	3,156,003.33
Total	\$9,145,903.21

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 30 April 2026.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

- 1. Accept the list of payments made under delegated authority, totalling \$5,935,633.70 for the month ending 30 April 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 \$46,315.23 for the month ending 30 April 2026, as detailed in Attachment 2.**
- 3. Accept the detailed transaction listing of BP Plus Fuel Cards totalling \$7,950.95 for the month ending 31 March 2026, as contained within Attachment 3.**
- 4. Accept the Salary / Wages / Superannuation payments made under delegated authority, totalling \$3,156,003.33 for the month ending 30 April 2026 as contained within Attachment 4.**



C2605-28 MONTHLY FINANCIAL REPORT APRIL 2026

Meeting date: 27 May 2026
Responsible officer: Director City Business
Voting requirements: Absolute Majority Required
Attachments: 1. Monthly Financial Report - April 2026

SUMMARY

The monthly financial report for the period ending 30 April 2026 has been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

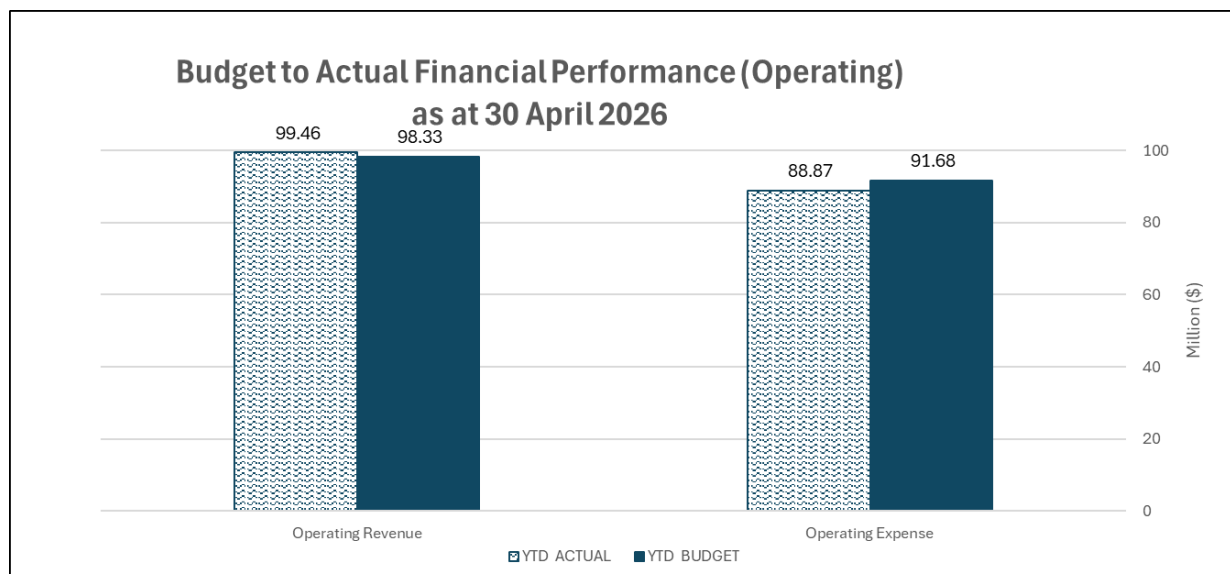
This report provides an analysis of financial performance up to April 2026 based on the following statements:

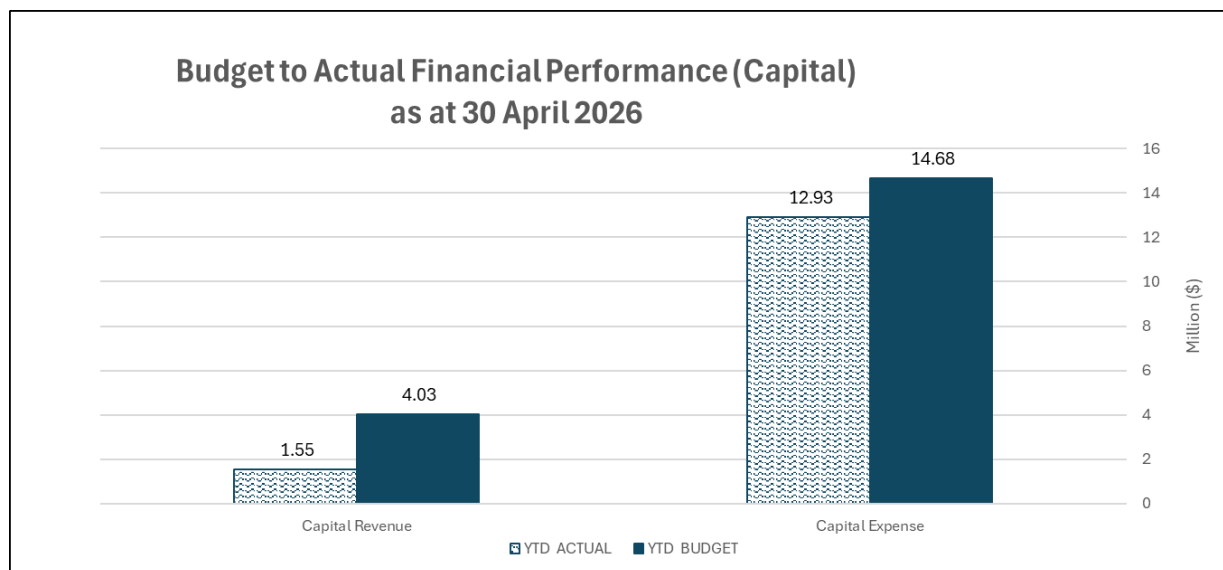
- Statement of Comprehensive Income by Nature;
- Statement of Financial Activity by Nature and by Directorate; and
- Statement of Financial Position with Net Current Assets.

This financial report for the period ended 30 April 2026 is prepared considering accrued interest on borrowings (loans) and prepaid insurance premiums.

BACKGROUND

The following charts and table provide a high-level summary of the Council's year to date financial performance as at 30 April 2026.





STATEMENT OF FINANCIAL ACTIVITY – BY NATURE FOR THE PERIOD TO 30 APRIL 2026

The table provides a variance summary of the operating revenue and expenses for the Statement of Financial Activity by Nature, to 30 April 2026. The detailed Statement can be found in the attached Monthly Financial Report.

Description	Adopted Budget YTD \$	Actual YTD \$	Variance YTD \$	Variance YTD %
Operating Revenue				
Rates	66,700,647	66,855,005	154,358	0.23%
Service Charges	1,803,804	1,803,141	(663)	(0.04%)
Grants, Subsidies & Contributions	3,178,290	3,238,239	59,949	1.89%
Fees and Charges	22,308,014	22,722,885	414,870	1.86%
Interest Earnings	2,305,662	2,777,734	472,072	20.47%
Other Income	2,009,915	2,035,664	25,749	1.28%
Total	98,306,332	99,432,666	1,126,334	1.15%
Operating Expenses				
Employee Costs	(40,171,879)	(39,748,383)	423,496	1.05%
Materials and Contracts	(29,128,894)	(27,100,953)	2,027,941	6.96%
Depreciation	(17,668,888)	(17,503,778)	165,109	0.93%
Interest Expenses	(316,106)	(332,171)	(16,065)	(5.08%)
Utility Charges	(2,020,787)	(1,721,614)	299,173	14.80%
Insurance Expenses	(1,034,402)	(931,223)	103,179	9.97%
Other Expenditure	(1,273,695)	(1,303,243)	(29,548)	(2.32%)



Total	(91,614,651)	(88,641,364)	2,973,286	3.25%
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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 30 APRIL 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 April 2026, the City demonstrated strong financial performance with a closing funding position of \$27.30m.

In summary, as at the end of April 2026, the current closing position exceeds the YTD amended budget by \$3.00m.

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

- General Rates of \$0.15m;
- Fees and charges of \$0.41m;
- Interest earnings of \$0.47m;
- Employee costs of \$0.42m;
- Materials and Contracts of \$2.03m
- Utility charges \$0.30m;
- Capital expenditure of \$1.74m;

These favourable variances are offset by:





- Loss on Asset disposals \$0.17m over budget;
- Capital revenue \$2.47m behind YTD budget;
- Net reserve transfers \$0.16m 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 30 April 2026:



Description	Variance \$	Comment
Interest earnings	472,072	 20.47%
Major Variances:		
Receive investment income	367,238	Favourable interest rates and higher cash holdings have resulted in higher than expected interest earnings.
Interest Inc - Rates Penalty	61,215	Higher than budgeted.
Utilities	299,173	 14.80 %
Major Variances:		
Contribute to public street lighting	163,741	Timing of invoices and lower utility consumption than estimated.
Operate Fremantle Leisure centre	31,881	
Maintain Hard Landscaping	27,986	
Loss on Asset Disposals	(177,954)	 (355.91%)
Major Variances:		
Loss on Asset Disposals	(175,653)	Unbudgeted loss on disposal of assets arising from asset renewal activity. Assets have now been replaced.
Capital grants, subsidies and contributions	(2,423,170)	 (62.10%)
Major Variances:		
Hilton Park Master Plan - Northern Projects	(712,864)	The City is applicable to claim following award of Brad Hardie Pavilion, June 2026 following recommendation to Council 27 May 2026.
Program - R2R Works 25-26	(634,132)	Awaiting payment. R2R projects are complete.
Bathers Beach - Safe Swimming Area	(297,047)	Project complete, grant acquittal being finalised.
Arts Centre Creative Hub	(276,120)	\$331k received; to allocate in line with expenditure.
Johannah St / Fremantle Sailing Club - Drainage Works	(244,990)	\$329k received; to allocate in line with expenditure.



Description	Variance \$	Comment
Program - MRRG Works 25-26	(242,884)	The grant claim has been delayed due to waiting on the cost variation approval from MRRG. The second progress claim will be processed later in May 2026.
Payment for Property, Plant and Equipment	849,920	 12.82%
Major Variances:		
Program - Asbestos Removal	250,000	Market volatility has delayed the procurement process. Tender is scheduled for release June 2026.
P-12375 Community facility - Forward Works	250,000	Funds adopted to proceed with L3 solution, project is cancelled.
P-12218 Town Hall - Design for essential works	216,580	Consultancy work is in progress.
Construct 7-15 Quarry St Car park	189,053	Project delayed due to design changes and is now expected to commence on 19 May 2026.
Payment for Construction of infrastructure	762,280	 12.19%
Major Variances:		
P-12373 Hilton Park Master Plan - Northern Projects	561,781	Brad Hardie Pavilion Refurbishment has been evaluated, recommendation to OCM 27 May 2026. Expression of Interest for the Northern Redevelopment is under evaluation.
P-12223 Walyalup Civic Centre - Drainage	142,276	Works are in progress.
P-12234 Program - MRRG Works 25-26	104,582	South St and Wray Ave rescheduled pending approval of the cost variation from MRRG.
P-12226 Program - Playgrounds	(202,242)	Invoice timing variance, Contracts awarded and works underway.



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.

BUDGET AMENDMENTS

Fremantle Leisure Centre Gym Extension

The table below summarises the available budget, current expenditure, the recommended pricing submitted by West to West Indigenous Corporation Pty Ltd for the refurbishment of the Group Fitness Room at Fremantle Leisure Centre, and associated costs.

Financial Summary

Description	Amount \$	
Approved Project Budget		200,000
Expenditure to Date (YTD)		(7,750)
		192,250
<u>Planned Expenditure:</u>		
– Construction	(188,384)	
– Contingency (7.5%)	(14,128)	
Total Planned Expenditure		(210,262)
Budget Variance		(10,262)
	<i>(Additional Funding Required)</i>	



The gym refurbishment will support increased patronage and improve the condition and aesthetic of the existing space.

The following amendments to the adopted budget for 2025/2026 are submitted to Council for approval as outlined below:

Item	Account Details	2025/26 Adopted Budget	Revenue Increase / (Decrease)	Expenditure (Increase)/ Decrease	2025/26 Amended Budget
1.1	It is proposed that \$10,262 be funded from the Leisure Centre Upgrade Reserve There is no impact to the closing position for 2025/2026.				
	Transfer from Reserve: Leisure Centre Upgrade reserve	0	10,262		10,262
	To: Capital Expense Fremantle Leisure Centre - Gym Extension	(200,000)		(10,262)	(210,262)

VOTING AND OTHER REQUIREMENTS

Absolute Majority Required



OFFICER'S RECOMMENDATION

1. 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 30 April 2026.
2. Council approve the following amendments to the adopted budget for 2025/2026:

Item	Account Details	2025/26 Adopted Budget	Revenue Increase / (Decrease)	Expenditure (Increase)/ Decrease	2025/26 Amended Budget
1.1	It is proposed that \$10,262 be funded from the Leisure Centre Upgrade Reserve There is no impact to the closing position for 2025/2026.				
	Transfer from Reserve: Leisure Centre Upgrade reserve	0	10,262		10,262
	To: Capital Expense Fremantle Leisure Centre - Gym Extension	(200,000)		(10,262)	(210,262)



Committee and working group reports

C2605-29 WORKING GROUP INFORMATION REPORT

1. DESTINATION DEVELOPMENT WORKING GROUP

WG meeting date:	22 April 2026
WG Chair:	Linda Wayman
Responsible officer:	A/Manager Economic Development and Events
Attachments:	1. Minutes – Destination Development Working Group Meeting April 2026

Officers provided updates on key economic development, tourism marketing, and place activation initiatives. The “50 Ways to Freo” campaign was outlined, including the creative approach, delivery timelines and supporting business assets.

An update was also provided on the “Your Next Holiday is Closer Than You Think” campaign and initial audience reach, with performance reporting to follow.

Officers presented insights on spending patterns in Fremantle following the bridge closure, highlighting key demographic groups driving economic activity. Updates were also provided on current grant funding and partnership opportunities.

A proposed concept for an expanded Christmas activation in 2026 was presented, including relocating activities to the Esplanade Reserve to improve accessibility and capacity, enhanced lighting elements, and supporting community programming. The Working Group indicated support for the proposed direction.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council receive the following working group updates for MAY 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.

Nil.

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