



J-Shed Lease EOI – Questions and Answers

Q - I have seen there is a 3 phase power supply on the grassed area. What is the available power was inside the sheds as well?

There is 3 phase power supply within the units. The power supply is drawn from the Port Authority and is capped at 100amps combined for all units at any given time.

Q - Are there any time limits or sound limits associated with accessing the Sheds?

There are no noise constraints beyond those applying to any other property in WA. In general, noise from any premises in WA must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. Noise from premises in Manjaree must not exceed the levels assigned in the Regulations when received at another premises. Under a Lease, the tenant will have 24/7 access to the premises.

Q - Are temporary event licences or pop-up bar alcohol licenses available for the venue/s for events?

The City as landlord does not have the authority to authorise a liquor licence at the tenancy. Each tenant is responsible for applying for their liquor licence/s as required.

Q - Are ticketed public events permissible within the tenancy?

This is dependent on each tenant's permitted use in their lease. Applicants should include this information in submission along with if it is a requirement of their lease or just a requested preference.

Q - Are there any restrictions relating to corporate or private hire for culturally aligned events?

This is dependent on each tenant's permitted use in their lease. Applicants should include this information in their submission along with if it is a requirement of their lease or just a requested preference.

Q - Can tenants charge entry fees for immersive experiences and workshops?

This is dependent on each tenant's permitted use in their lease. Applicants should include this information in submission along with if it is a requirement of their lease or just a requested preference.



Q - Would the City be able to provide any existing information regarding building classification and approved occupancy limits?

The J-Sheds are currently a mix of the below classifications:

Class 6: Shops, restaurants, cafes, taverns and other premises where goods or services are provided directly to the public.

Class 7: Storage or parking areas.

Class 7a: Car parks.

Class 7b: Warehouses, storage buildings and wholesale facilities.

Class 8: Laboratories, workshops, trade processing areas, artist studios or similar premises where a process is carried out for commercial purposes.

Occupancy limits will depend on the tenant's proposed fit-out, equipment, operations, and intended use of the space. Factors such as kitchen installations, machinery, and liquor licensing requirements may influence the applicable compliance obligations. As a general guide, the National Construction Code uses occupant load calculations that may be based on approximately one person per 3m², although the final permitted occupancy will depend on the approved fit-out and use.

Q - Are additional temporary sanitary facilities (such as portable toilets) permitted for larger events if required?

If events are held within your leased space then no approval is required from the City. If you are holding an event that requires additional space outside of your leased then approval is required from the City. When the City responds to your event application it will include all the requirements you need to adhere to in order to hold your event which many include sanitary requirements.

Q - Can we get high speed internet into the Sheds via NBN, or would it need to satellite or 5g?

At this stage it is unknown, the City and the proposed tenant can investigate further prior to the signing of a lease.

Q - Has that area ever flooded from high tides or storms before?

To the City's knowledge the site has never flooded from high tides or storms. This does not guarantee that the site will not be subject to flooding from any future extreme weather events.



Q – Are the existing mezzanine levels going to be removed? If so, could a new one be installed by us?

If you would like any of the existing infrastructure to remain in your preferred tenancy please detail this in your submission and we can negotiate with the existing tenant. Any new fixings installed within the tenancy require approval from the City via a Landlord Consent before any works can commence and will be subject to current regulations.

Q – Are there any heritage restrictions on temporary internal modifications such as blackout blinds for the skylights?

Any new fixings installed within the tenancy require approval from the City via a Landlord Consent before any works can commence and will be subject to current regulations. All Landlord Consent applications are assessed by a heritage officer at the City who will advise if the works are required to be referred to the Heritage Council for their support or not.

Q – If successful in securing a J Shed tenancy, would we receive preferential access or an expedited approval process for public realm activations immediately adjacent to our tenancy?

No, the City doesn't offer preferential treatment, we provide the same level of care to every event organiser who comes through the City.

Q – Is there an expectation or minimum requirement around the number of days or hours the tenancy should be publicly accessible or activated throughout the year?

No. The goal is activation. We expect parties to identify hours of operation in their submission.

Q – Are the security cameras on the end shed controlled by that tenant or is that a council-controlled camera.

The security camera is owned and monitored by the City.

Q – Can you exceed the word count under each of the assessment criteria?

No, you cannot type more than the maximum word count in each box however you can refer to an attachment within your word count allowance and provide more information in your attachment.



Q - For the units that include mezzanine floors, are these structurally compliant for public access and occupancy, or are they intended for storage only?

Each unit's internal fitout will have different specifications and end of lease terms. This means that they would have been constructed as per the regulations and intended use at the time of installation. They also could be removing the mezzanine before they vacate the premises. If you would like any of the existing infrastructure to remain in your preferred tenancy please detail this in your submission and we can negotiate with the existing tenant. Any new fixings installed within the tenancy require approval from the City via a Landlord Consent before any works can commence and will be subject to current regulations.

Q - Are there any known accessibility requirements, such as accessible toilets or upgrades, that prospective tenants should be aware of for this type of use?

There are no known accessibility requirements at current. If a new tenant refurbishes a unit they would be expected to meet current accessibility regulations. If a tenant employs someone who requires alterations for accessibility reasons the tenanted area would be their responsibility to upgrade.

Q - Are additional temporary facilities (such as portable toilets) generally required for larger public events?

This is assessed on a case by case basis with each event application. The factors that the City considers when determining conditions such as the requirement of portable toilets is the size and impact of the proposed event.

Q - My understanding is that three of the four available J Shed tenancies have existing toilet facilities. Is that correct? Also, based on the approved occupancy of the tenancy, do you know what the typical sanitary facility requirements would be?

We can confirm that the toilet in Unit 1 is City-owned and will remain in place. The toilets currently located within Units 2 and 3 may be removed as part of future tenancy arrangements, so we are unable to confirm at this stage that they will remain available.

We recommend that applicants clearly outline their proposed use of the tenancy and any sanitary facility requirements within their application so these can be considered as part of the assessment process. Your offer should state that the offer is subject to there being a toilet within the premises.



Q - Other than the approved occupancy limit, are there any existing fire safety or emergency egress considerations that would affect how the space can be used for public events for within the tenancy?

Fire safety compliance requirements and occupancy limits will depend on the tenant's proposed fit-out, equipment, operations, and intended use of the space. Factors such as kitchen installations, machinery, and liquor licensing requirements may influence the applicable compliance obligations.

There are no known building-wide fire egress constraints that applicants need to consider beyond the standard regulatory requirements. As a general guide, the National Construction Code uses occupant load calculations that may be based on approximately one person per 3m², although the final permitted occupancy will depend on the approved fit-out and use.

Q - Are there any existing restrictions relating to ticketed public events, evening programming, or the service of alcohol (for example, through temporary liquor licences or licensed operators)?

There are currently no restrictions on trading hours associated with the tenancy. Any event activity would, however, needs to comply with relevant approvals, licensing requirements, and applicable legislation.

Q - Are there any existing accessibility provisions or additional considerations that prospective tenants should be aware of when operating the space as a publicly accessible venue?

There are no specific accessibility considerations that apply generally to all tenancies at this stage. However, accessibility requirements may vary depending on the proposed use and the conditions of any occupancy permit or other regulatory approvals that may be required.