CITY OF Fremantle

Minutes

Special Meeting of Council

Tuesday 29 September 2026 6:00 pm

fremantle.wa.gov.au

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Official opening, welcome and acknowledgement

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

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

Attendance, apologies and leave of absence

Attendance

Mr Ben Lawver	Mayor/Presiding Member
Cr Fedele Camarda	Deputy Mayor/Central Ward
Cr Andrew Sullivan	Coastal Ward
Cr Jemima Williamson-Wong	Coastal Ward
Cr Frank Mofflin	East Ward
Cr Pip Slaughter	East Ward
Cr Melanie Clark	North Ward
Cr Ingrid van Dorssen	North Ward
Mr Glen Dougall	Chief Executive Officer
Mr Matt Hammond	Director City Business
Mr Pete Stone	Director Creative Arts and Community
Mr Graham Tattersall	Director Infrastructure
Mr Mark Donnelly	A/Director Planning, Place and Urban Development
Ms Melody Foster	Manager Governance
Ms Morgan Adams	Manager Infrastructure Project Management & Facilities
Mr David Settelmaier	Manager Strategic Communications and Stakeholder Relations
Ms Gabrielle Woulfe	Meeting Support Officer

There were approximately 54 members of the public and no members of the press in attendance.

Apologies

Nil.

Leave of absence

Cr Geoff Graham	Central Ward

Applications for leave of absence

Nil.

Disclosures of interest by members

Mayor Ben Lawver declared an impartiality interest in item numbers SC2609-1, SC2609-2, and SC2609-3 as he is a member of the Hilton Primary School board, and put forward a Notice of Motion for tree retention in the City of Fremantle which resulted in the tree retention policy being adopted. Mayor Lawver stated that he was confident that he could maintain impartiality during consideration of the items and would remain in the meeting.

Public question time

Lehani Williams spoke in relation to items SC2609-1 and SC2609-2 and asked the following questions:

1. When this report repeatedly describes the engagement as extensive, by what measure?
2. What of this statement given to A Current Affair that 70% supported some tree removal. I'd appreciated an explanation on precisely how that statement was arrived at?

Response:
This question has been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

Roslyn Smith spoke in relation to items SC2609-1 and SC2609-2 and asked the following questions:

1. In relation to the total $7.35m stage one budget, could the City please provide a comprehensive itemised breakdown? Specifically, what funding amounts have been allocated to supporting the following deliverables for which the thriving suburbs grant is actually awarded. These include AFL, cricket, basketball, biking, scootering, pump track, walking, pedestrian infrastructure, park lands and environment, culture and community.
2. Of the $7.35m grant, what exact $ amount is being allocated specifically to AFL infrastructure?
3. Can the City please provide projected costs for upgrades and maintenance to the existing oval, the construction and turfing of the entire new junior oval, the delivery of associated spectator shelters, and the hazard mitigation specifically regarding asbestos and asbestos containing material identification, management and removal on site?
4. Could the City please provide a clear breakdown showing how ratepayer funds are being portioned across the stage one works?
5. Would the City please provide a full copy of its August 2024 application

submitted to the Australian government's thriving suburbs program for the Hilton Park stage one Northern Zone project, including any subsequent formal variations to the project scope, variables, budget, and itemised breakdown?

Response by the Director Infrastructure:
The total project budget is $8.622m. The City have provided a breakdown of the funding sources within the report. Regarding the remaining costs, the City has a tender item within this agenda. Whilst the City know what the key elements of the scope of works are, its not wise to start breaking those costs down until the Council have a decision and have appointed the DNC contractor.

Stephanie Jones spoke in relation to items SC2609-1 and SC2609-2 and asked the following question:

1. When voting tonight, how will Councillors distinguish between considering the motions actually passed by the Electors and voting on the officer's recommendations, where those recommendations materially differ from what the Electors requested?

Response:
This question has been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

Bronwyn Salter spoke in relation to items SC2609-1 and SC2609-2 and asked the following question:

1. Have you drafted conceptual design which consider and avoid known areas visited by the endangered black cockatoos?

Response by the Director Infrastructure:
The environmental management report does address the ecological considerations against the current proposed design. An ecologist will be in attendance to inspect and manage any fauna prior to and during any tree removal works. They will assist with any relocation, protection, or management as and when required.

Gary Anderson spoke in relation to items SC2609-1 and SC2609-2 and asked the following questions:

1. How did the definition of a district facility come about, and does that definition encompass local areas beyond the Fremantle area?
2. If its a local area, why have we allowed both clubs to grow beyond their supply chain, in order for us now to be considering an amenity that is growing also?
3. Is the adequacy of the small oval going to be adequate enough into the future if we allow unfitted growth of both of these clubs?
4. Has the Council made any determination of the demographics of these clubs to understand whether we're talking about local Fremantle families, or are we talking about non-Fremantle families due to the definition of "district"?

Response:
This question has been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

Anthony Egitto spoke in relation to items SC2609-1 and SC2609-2 and asked the following questions:

1. Is there any information regarding the consultation process that took place in regards to the school ovals around the district?
2. How strong was this consultation?

Response:
This question has been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

Barbara Freeman spoke in relation to items SC2609-1 and SC2609-2 and asked the following question:

1. If the masterplan goes ahead, can you confirm when works on that community area will begin? Will it happen alongside the oval development, or will we have to wait?

Response:
This question has been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

Justine spoke in relation to items SC2609-1 and SC2609-2 and asked the following question:

1. Is it possible to create some walking entries into the fences from the East and North sides within Hilton Park, and on the premier oval within the three sides of that, for dog walkers and to open up the space and increase flow?

Response by the Director Infrastructure:
At the current design stage, the City hasn't defined where any gaps or access points in a fence would be. That will be developed through detailed design. We'll take your feedback and pass it on to the design team in the final stages.

The following members of the public spoke in relation to items SC2609-1 and SC2609-2:
Danny Bilcich
Margaret Ker
Kajsa Adams
Rebecca Hall
Connor Magee
Mel Major
Ben

Cr Jemima Williamson-Wong left the meeting at 6:18pm and returned at 6:20pm.

Petitions

Nil.

Deputations

Nil.

Presentations

Nil.

Elected member communication

Nil.

Reports and recommendations from officers
General reports

Mayor Ben Lawver declared an impartiality interest in the following three items, earlier in the meeting.

SC2609-1 CONSIDERATION OF SPECIAL MEETING OF ELECTORS DECISIONS

Meeting date:	Tuesday 29 September 2026
Responsible officer:	Manager Governance
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. Minutes - Special Meeting of Electors - 15 September 2026

SUMMARY

This report presents the motions carried at the Special Meeting of Electors held on 15 September 2026 for Council consideration.

The Special Meeting of Electors was convened following receipt of a valid elector petition relating to the protection of mature urban canopy and proposed tree removals associated with the Hilton Park Precinct Redevelopment.

This report sets out each motion, summarises the City's response to the matters raised and presents recommendations for Council's consideration pursuant to section 5.33 of the *Local Government Act 1995*.

Detailed technical investigations, option assessments, environmental information, sporting demand analysis and project-specific considerations are addressed in the separate Hilton Park Precinct Redevelopment Report (Item SC2609-2), which should be read in conjunction with this report.

BACKGROUND

On 20 August 2026, the City received a petition requesting a special meeting of electors be held regarding the protection of mature urban canopy across the City of Fremantle. The request also proposed the following motion for consideration:

"That Council immediately halt all clearing of mature tree removals across the City of Fremantle, specifically including the destruction of mature trees at Hilton Reserve, and mandate that any future infrastructure, sports, or masterplan developments must be redesigned to prioritise 100% retention of mature urban canopy."

This petition was signed by 584 members of the community, 528 of which were confirmed as electors.

The petition was presented to the City in response to notice given to the community on 6 August 2026, in relation to the commencement of planned forward works to prepare for the new junior sports oval at the Northern section of Hilton Park.

Public notice of the Special Meeting of Electors was given on 24 August 2026. This notice was published on the City's website, media releases, social media channels, and on the public noticeboard. An advertisement appeared in the Fremantle Herald on 29 August 2026.

FINANCIAL IMPLICATIONS

Nil in relation to this report. Detailed financial information in relation to the Hilton Park project is provided in the Hilton Park Precinct Masterplan report contained within this agenda.

LEGAL IMPLICATIONS

In accordance with section 5.28 of the *Local Government Act 1995* (the Act) a special meeting of electors of a district is to be held on the request of not less than:

(a) 300 electors or 5% of the number of electors – whichever is the lesser number; or
(b) 1/3 of the number of council members.

A special meeting is to be held on a day selected by the Mayor, but not more than 35 days after the day of which the request was received (by the Mayor).

Section 5.29 of the Act requires the Chief Executive Officer to give at least 14 days local public notice of the date, time, place and purpose of the meeting.

Section 5.33 of the Act requires that all decisions made at electors' meetings are to be considered at the next ordinary council meeting, or if not practicable, at the

first ordinary council meeting after that meeting or at a special meeting called for that purpose.

In accordance with section 5.31 of the Act and regulation 18 of the *Local Government (Administration) Regulations 1996* (the Regulations), the presiding person of the special meeting of electors is to determine the procedure of the meeting.

Regulation 16 of the Regulations prescribes a form for a request for a special meeting of electors.

STRATEGIC IMPLICATIONS

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

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

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

CONSULTATION

Nil

OFFICER COMMENT

The Special Meeting of Electors was conducted on 15 September 2026 in accordance with the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*. Approximately 300 members of the community were in attendance, of which 222 were eligible electors entitled to a vote.

Four motions were provided by electors for consideration. The Presiding Person, Deputy Mayor, Cr Fedele Camarda, advised Electors that the original motion provided as part of the electors meeting request by Mr Mark Woodcock, is to be considered first. Also noting that, subject to the outcome of the original motion, the additional proposed motions (provided prior to the meeting) would be considered if appropriate.

As detailed in the Minutes of the Special Meeting of Electors, provided in Attachment 1, the following motions were considered at the meeting.

Original Motion (MOTION 1)

Moved: Mark Woodcock **Seconded: Marija Vujcic**

That Council immediately halt all clearing and mature tree removals across the City of Fremantle, specifically including the destruction of mature trees at Hilton Reserve, and mandate that any future infrastructure, sports, or masterplan developments must be redesigned to prioritise 100% retention of mature urban canopy.

Carried by simple majority

Officer's Response

The City acknowledges the concerns raised by electors regarding mature tree retention and the protection of urban canopy.

Protecting, retaining and enhancing tree canopy remains a key objective of the City and is supported through strategic planning documents, Council policies, the Urban Forest Program and project-specific assessment processes. These frameworks seek to maximise tree retention wherever practicable while balancing the broader environmental, community, infrastructure and operational needs of the City.

Council Policy *Trees on City Owned or Managed Land* establishes the City's approach to the management, protection and removal of trees on land owned or managed by the City. The policy recognises the importance of retaining existing trees and provides a framework for circumstances where tree removal may be necessary as part of a City-led project or development.

Where removal of a tree on City owned or managed land is approved as part of a City project, the policy requires replacement planting at a minimum ratio of two replacement trees for every tree removed. Replacement trees must:

- have a minimum pot size of 30 litres;
- be capable of reaching a mature height of at least 8 metres; and
- be planted in-ground at the location of the removed tree or in a suitable nearby location.

This policy is applied to all council works and has been applied to the Hilton Park project, with replacement planting proposed as part of the broader redevelopment and revegetation program.

The City acknowledges the importance that the community places on mature tree retention and urban canopy protection. In response to this motion, a review of the Council Policy *Trees on City Owned or Managed Land* is proposed to help address this matter. The review will provide an opportunity to consider whether additional measures can strengthen the protection, assessment and retention of mature trees associated with City-led projects while balancing environmental, social, operational and infrastructure requirements. Any proposed amendments will be presented to Council for consideration.

The proposed review is intended to inform future City-led projects and does not affect the assessments, investigations or policy considerations already undertaken in relation to the Hilton Park Precinct Redevelopment project.

The City also has Local Planning Policy 2.26 Tree Retention, which provides a framework for the protection and consideration of regulated trees through development applications, subdivision applications, strategic planning proposals and certain tree-damaging activities within the City. A regulated tree is defined by the policy as a tree that meets one or more prescribed size or canopy criteria and is not listed on a State or local weed register.

While Local Planning Policy 2.26 Tree Retention does not apply to public projects like the Hilton Park project, as it is a City-led infrastructure project rather than a development proposal requiring assessment under the policy, the principles of avoiding, minimising and carefully considering impacts on established trees have informed the planning and design process for this project.

Detailed information regarding tree retention investigations, design refinements, canopy impacts and replacement planting associated with the Hilton Park Precinct Redevelopment is provided within the accompanying Hilton Park Precinct Redevelopment report. Council's consideration of those project specific matters is addressed separately within that report.

In response to Motion 1, the following recommendation is provided to Council for consideration:

<u>Proposed Officer's Recommendation (Motion 1)</u>

Council:

1. **Reaffirms its commitment to protecting and enhancing urban canopy across the City.**

2. **Requests the Chief Executive Officer undertake a review of the Council Policy Trees on City Owned or Managed Land, including consideration of opportunities to further strengthen:**

a. **tree retention outcomes for City-led projects;**
b. **assessment processes associated with significant tree removals;**
c. **replacement planting requirements;**
d. **community information and engagement relating to proposed tree removals; and**
e. **alignment with the City's Urban Forest objectives.**

3. Requests a report of the review be provided to Council within twelve months.

Amendment to Motion 1

Moved: Michael Willicombe **Seconded: Kathy Stocker**

2. In accordance with the Hilton Park Masterplan guiding principle to maintain the existing mature tree canopy as far as possible, the Council will allow further detailed assessment of the siting and alignment of the new Junior Oval, as per the Masterplan, in order to see if more mature trees can be saved.

Amendment LOST

Officer Response to Amendment

Although this amendment was not carried by electors, the matters raised have been considered throughout the planning and design process for the Hilton Park Precinct Redevelopment.

Consistent with the guiding principles of the adopted Hilton Park Precinct Masterplan, the City has sought to maximise tree retention wherever practicable while balancing sporting, environmental, accessibility, engineering and operational requirements. Following adoption of the Masterplan, the project progressed through detailed site investigations, environmental assessments and design development to further refine the location, alignment and dimensions of the proposed sporting infrastructure.

As part of this process, officers considered a range of oval alignments and configurations, together with tree retention outcomes, tree protection zones, sporting functionality, site constraints and construction requirements. This resulted in a number of design refinements aimed at reducing impacts on existing trees and accommodating tree protection requirements where possible.

Following community feedback regarding the proposed location of the junior oval, the City obtained an independent review from a specialist sports engineering consultant to assess alternative oval alignments and configurations. The outcomes

of that review informed the preferred design and sought to balance tree retention objectives with the delivery of sporting infrastructure intended to meet current and future community needs.

Officers are satisfied that the alignment currently proposed for the junior oval represents the most appropriate balance between tree retention, sporting functionality, site constraints, accessibility requirements and project objectives. Further information regarding the investigations undertaken is provided in the accompanying Hilton Park Precinct Redevelopment Report.

As this amendment was not supported by Electors, no proposed officer's recommendation is provided, as Council consideration is not required.

MOTION 2

Moved: Andrew Burton **Seconded: Bill Johnstone**

1. **The City of Fremantle pause works associated with the installation of the proposed junior AFL oval for a period to be set by Council, but to be no less than three months;**
2. **The City investigate shared-use agreements with local education institutions and other relevant stakeholders to determine whether community sporting needs over the next ten years can be met through more efficient use of existing sporting ground assets;**
3. **The investigation include an assessment of canopy impacts, ensuring that any proposed solution results in no net loss of tree canopy as measured against the City's Urban Forest baseline;**
4. **The City of Fremantle provide evidence to underpin their claim that the asbestos is at risk of generating airborne fibres and must be removed;**
5. **The City of Fremantle works with the Fremantle City Dockers Junior Football Club and other sporting clubs using the Hilton Park precinct, to investigate ways to mitigate the additional inconvenience that short term lack of access to a new playing area will cause;**
6. **The City provide a report to Council and the community at the conclusion of the investigation period, clearly supported by documentary evidence, that outlines findings, options, and recommendations;**
7. **Works do not commence until it is demonstrated that no alternative option can meet community sporting needs without reducing tree canopy.**

Carried by simple majority

Officer's Response

The motion carried by electors seeks further investigation and consideration of a number of matters relating to the proposed junior oval at Hilton Park, including alternative sporting facility options, tree canopy retention, asbestos management, impacts on sporting clubs and community users, and the timing of future works. These matters have been considered by officers and are addressed below.

Detailed project specific information, technical assessments, option analysis and supporting evidence are contained within the accompanying Hilton Park Precinct Redevelopment Report, which has been prepared to assist Council in its consideration of the future direction of the project.

Part 1: Pause Works Associated with the Proposed Junior AFL Oval

The electors' motion requests that works associated with the proposed junior AFL oval be paused for a period determined by Council, but not less than three months.

Officers note that the City paused works following community concerns raised in August 2026 and subsequently continued that pause following receipt of the petition requesting a Special Meeting of Electors. This pause has enabled Council, the community and stakeholders to further consider the project, the associated tree retention issues and alternative options available to the City.

The future timing of the project, including whether additional delays should occur, is considered in detail within the accompanying Hilton Park Precinct Redevelopment Report.

Part 2: Investigate Shared-Use Agreements with Educational Institutions and Other Stakeholders

The motion requests that the City investigate shared-use agreements with local educational institutions and other relevant stakeholders to determine whether community sporting needs over the next ten years can be met through more efficient use of existing sporting infrastructure.

Officers support the continued investigation of shared-use opportunities as one component of addressing future community sporting demand. The City has previously explored opportunities with educational institutions and has actively participated in broader discussions regarding community access to school facilities, including contributing evidence and submissions to the Western Australian Legislative Assembly inquiry *After the Bell: Community Use of Public School Facilities*.

The inquiry recognised that community access to school facilities can be constrained by factors including Department of Education policies, school

operational requirements, maintenance responsibilities, insurance obligations, access arrangements and infrastructure limitations such as floodlighting and amenities. Whilst shared-use arrangements may provide opportunities in some circumstances, they are generally recognised as one part of a broader response to future sporting facility demand.

The City remains committed to pursuing shared-use opportunities where practical and beneficial to the community.

Part 3: Assessment of Canopy Impacts and No Net Loss of Canopy

The motion requests that any investigation include consideration of tree canopy impacts and seek outcomes that avoid a net reduction in canopy cover.

The City recognises the importance of urban canopy and mature trees and has undertaken investigations throughout the planning and design process to maximise tree retention wherever practicable.

Officers note that the Hilton Park project includes a minimum of 61 replacement trees together with broader revegetation works, biodiversity planting and ecological enhancement measures within the precinct. Detailed information regarding canopy impacts, replacement planting and long-term canopy outcomes is contained within the accompanying Hilton Park Precinct Redevelopment Report.

Part 4: Asbestos Investigations and Evidence

The motion requests that the City provide evidence to support claims that asbestos is at risk of becoming airborne and requires removal.

Officers note that investigations undertaken as part of the project identified the presence of asbestos containing material within portions of the project area. The purpose of those investigations was to determine the nature and extent of contamination and the management obligations associated with the site. The identified material is predominantly bonded non-friable asbestos and management requirements have informed project planning and design considerations.

The City is required to manage contaminated material in accordance with applicable environmental, workplace health and safety and regulatory requirements. Detailed information regarding this matter is contained within the accompanying Hilton Park Precinct Redevelopment Report.

Part 5: Working with Sporting Clubs to Minimise Disruption

The motion requests that the City work with the Fremantle City Dockers Junior Football Club and other sporting clubs to investigate ways of mitigating disruption associated with any temporary loss of access to a new playing area.

The City acknowledges the importance of Hilton Park to the Fremantle City Dockers Junior Football Club and other sporting stakeholders and user groups and will continue engaging with those organisations throughout project planning and implementation.

The City has direct experience managing temporary relocations associated with reserve works. Previous relocations involving the Fremantle City Dockers Junior Football Club demonstrated that maintaining proximity to Hilton Park is important for participating families, volunteers and club operations. Alternative arrangements have previously presented challenges associated with access, storage, scheduling and volunteer management, and have in some instances impacted club participation.

Officers have considered alternative sporting grounds and opportunities for temporary relocation where required. However, the City's reserve network is currently operating under significant demand pressures. In August 2026, active reserves across the City were booked for approximately 1,590 hours, representing utilisation levels of approximately 120 per cent of preferred capacity. As a result, suitable alternative facilities with available capacity are limited.

Opportunities to minimise disruption will continue to be explored, including shared use arrangements, adjusted training schedules and collaboration between clubs. Any mitigation measures will need to balance the needs of all users and ensure equitable access across the City's sporting reserves.

Part 6: Reporting Findings, Options and Recommendations

The motion requests that the City provide a report to Council and the community outlining the findings of the investigation together with options and recommendations.

Officers note that the accompanying Hilton Park Precinct Redevelopment Report has been prepared specifically to address these matters. The report provides Council with a detailed summary of the planning process, consultation undertaken, environmental investigations, sporting demand analysis, tree retention investigations, project options and associated implications. It also provides recommendations for Council's consideration regarding the future direction of the project.

Part 7: Consideration of Alternative Options Prior to Commencing Works

The motion requests that works not commence until it is demonstrated that no reasonable alternative exists that can meet community sporting needs without reducing tree canopy.

Throughout the planning and design process, officers have considered a range of alternatives relating to the location, alignment and configuration of proposed sporting infrastructure. These investigations have included assessment of tree retention outcomes, sporting functionality, accessibility requirements, environmental considerations, site constraints and long-term community needs.

The accompanying Hilton Park Precinct Redevelopment Report provides Council with a comprehensive assessment of the options investigated, the refinements made through the design process and the implications associated with each option. This information has been prepared to support Council's consideration of the future delivery of the project and to assist Council in determining a preferred path forward.

The following recommendation is provided to Council for consideration of Motion 2.

Proposed Officer's Recommendation (Motion 2)

Council:

1. **Notes the information contained in this report and the accompanying Hilton Park Precinct Redevelopment Report in response to the matters raised in this motion.**

2. **Supports the continued investigation and pursuit of shared-use opportunities with educational institutions and other relevant stakeholders where practical and beneficial.**

3. **Notes that consideration of the future direction of the Hilton Park Northern Precinct Redevelopment project, including the junior oval, is dealt with as part of item number SC2609-2 of this agenda.**

MOTION 3

Moved: Craig Anderson **Seconded: Sandy Bennetts**

That Council request a report on improving community notification and engagement for proposals involving the removal of mature trees or significant canopy loss, including direct notification to affected residents, businesses and ratepayers before decisions are considered by Council.

Carried by simple majority

Officer Response

The City acknowledges the community's interest in projects involving mature tree removal and recognises the importance of clear communication and engagement.

The City supports a review of existing policies regarding consultation and notification practices where significant tree removal and/or canopy impacts are proposed.

Proposed Officer's Recommendation (Motion 3)

Council requests the Chief Executive Officer prepare a report reviewing current community notification and engagement practices associated with proposals involving significant tree removal or canopy impacts, including consideration of opportunities for enhanced notification and engagement.

For the reasons outlined in this report, the proposed officer's recommendations are provided to Council for consideration in response to the Motions carried by Electors at the Special Meeting of Electors on 15 September 2026.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

OFFICER'S RECOMMENDATION

Moved: Cr Melanie Clark **Seconded: Cr Andrew Sullivan**

Council:

1. **Receive the Minutes of the Special Meeting of Electors held on 15 September 2026, provided in Attachment 1.**

2. **Receives and notes the Motions carried by Electors at the Special Meeting of Electors, and the information provided by City officers in response to each Motion, as detailed in this report; and**

3. **Adopt the following, in response to the Motions carried by Electors at the Special Meeting of Electors, for the reasons outlined in this report:**

a. **In response to Motion 1, Council:**

   i. **Reaffirms its commitment to protecting and enhancing urban canopy across the City.**

   ii. **Requests the Chief Executive Officer undertake a review of the Council Policy Trees on City Owned or Managed Land, including consideration of:**

   - **opportunities to further strengthen tree retention outcomes for City-led projects;**
   - **assessment processes associated with significant tree removals;**
   - **replacement planting requirements;**
   - **community information and engagement relating to proposed tree removals; and**
   - **alignment with the City's Urban Forest objectives.**

   iii. **Requests a report of the review be provided to Council within twelve months.**

b. **In response to Motion 2, Council:**

   i. **Notes the information contained in this report and the accompanying Hilton Park Precinct Redevelopment Report in response to the matters raised in this motion.**

   ii. **Supports the continued investigation and pursuit of shared-use opportunities with educational institutions and other relevant stakeholders where practical and beneficial.**

   iii. **Notes that consideration of the future direction of the Hilton Park Northern Precinct Redevelopment project, including the junior oval, is dealt with as part of item number SC2609-2 of this agenda.**

c. **In response to Motion 3, Council:**

   i. **Requests the Chief Executive Officer prepare a report reviewing current community notification and engagement practices associated with proposals involving significant tree**

removal or canopy impacts, including consideration of opportunities for enhanced notification and engagement.

In accordance with clause 9.7 of the Meeting Procedures Policy, Cr Andrew Sullivan moved the following amendment, as provided in the additional documents, with a minor amendment:

AMENDMENT 1

Moved: Cr Andrew Sullivan **Seconded: Cr Jemima Williamson-Wong**

Amend Part 3(a)(ii) of the Officer's Recommendation, as follows:

Council:

3. Adopt the following, in response to the Motions carried by Electors at the Special Meeting of Electors, for the reasons outlined in this report:

a. In response to Motion 1, Council:

i. Reaffirms its commitment to protecting and enhancing urban canopy across the City.

ii. Requests the Chief Executive Officer undertake a review of the Council Policy Trees on City Owned or Managed Land, including consideration of:

- **opportunities to further strengthen tree retention outcomes for City-led projects;**
- **assessment processes associated with significant tree removals;**
- **replacement planting requirements;**
- **community information and engagement relating to proposed tree removals; ~~and~~**
- **alignment with the City's Urban Forest objectives;**
- ***management and communication associated with removal and replacement of senescing trees;***
- ***policy/guidelines for relocation of trees based on cost/benefit analysis; and***
- ***areas not defined and allocated to sporting or community function and other areas of City Owned or Managed Land be identified to provide future opportunities for ecological benefit and habitat creation, with specific focus on endemic flora, fauna and tree canopy.***

iii. Requests a report of the review be provided to Council within twelve months.

Amendment Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin, Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Reason for amendment:

The first additional dot point is to recognise the inevitability that older trees nearing the end of their life will need to be replaced. The removal and replacement of older trees is likely to be distressing for the community and the City should be sensitive and responsive to that by establishing clear guidelines for when trees should be removed and the communication necessary to lessen the shock of losing older trees. The second dot point flows from the common request that relocation of trees should be considered in lieu of removal. Transplanting trees and nurturing them in their new location can be expensive and the benefit is not always achieved as the tree may die and/or fail to thrive. Guidelines would be helpful in understanding the costs and benefit in transplanting trees and could include species suited to transplanting and whether there is a suitable location to transplant a tree to. In addition, guidelines could establish that cover when a tree to be removed might be offered to other organisations/business and the lead time that might be necessary to achieve this. The third dot point encourages the City to look beyond pre-allocated land.

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

AMENDMENT 2

Moved: Cr Andrew Sullivan **Seconded: Cr Pip Slaughter**

Amend Part 3(b) of the Officer's Recommendation to add an additional sub-part (iv), as follows:

Council:

3. Adopt the following, in response to the Motions carried by Electors at the Special Meeting of Electors, for the reasons outlined in this report:

b. In response to Motion 2, Council:

i. **Notes the information contained in this report and the accompanying Hilton Park Precinct Redevelopment Report in response to the matters raised in this motion.**

ii. **Supports the continued investigation and pursuit of shared-use opportunities with educational institutions and other relevant stakeholders where practical and beneficial.**

iii. **Notes that consideration of the future direction of the Hilton Park Northern Precinct Redevelopment project, including the junior oval, is dealt with as part of item number SC2609-2 of this agenda.**

iv. ***Requests the Chief Executive Officer prepare a report to Council within twelve months to identify opportunities to bring forward the redevelopment of:***
- ***the Lefroy Road Quarry Site including the potential for shared sporting/community facilities within the Fremantle College/Activ Foundation/Portuguese Club sites;***
- ***the Swanbourne Street redevelopment area including the potential for an expansion of recreation/sporting facilities at Stevens Reserve by utilising State controlled land to the East and North; and***
- ***the South Fremantle landfill site and opportunities to provide additional local open space and sporting facilities.***

Amendment Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin, Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Reason for amendment:

It has been identified that the City needs additional local open space to meet existing and future demands for active recreation and organised sports. Each of the sites listed have previously been recognised as potentially capable of providing new local open space reserves. The three sites are either local and/or state government controlled and each are capable of providing the large area of open space needed for active recreation. Each site also has constraints that impacts how and when the sites might be redeveloped and the costs associated with that. Advancing redevelopment necessarily involves cooperation and commitment from a number of government agencies. Given the well documented shortfall in active recreation space in Fremantle, it is timely to liaise with the State

Government to ascertain whether redevelopment can be accelerated and to seek assistance in allocating additional land for active recreation use.

COUNCIL DECISION ITEM SC2609-1
(Officer's recommendation, as amended)

Moved: Cr Melanie Clark **Seconded: Cr Andrew Sullivan**

Council:

1. **Receive the Minutes of the Special Meeting of Electors held on 15 September 2026, provided in Attachment 1.**

2. **Receives and notes the Motions carried by Electors at the Special Meeting of Electors, and the information provided by City officers in response to each Motion, as detailed in this report; and**

3. **Adopt the following, in response to the Motions carried by Electors at the Special Meeting of Electors, for the reasons outlined in this report:**

   a. **In response to Motion 1, Council:**

      i. **Reaffirms its commitment to protecting and enhancing urban canopy across the City.**

      ii. **Requests the Chief Executive Officer undertake a review of the Council Policy Trees on City Owned or Managed Land, including consideration of:**

         - **opportunities to further strengthen tree retention outcomes for City-led projects;**
         - **assessment processes associated with significant tree removals;**
         - **replacement planting requirements;**
         - **community information and engagement relating to proposed tree removals;**
         - **alignment with the City's Urban Forest objectives;**
         - ***management and communication associated with removal and replacement on senescing trees;***
         - ***policy/guidelines for relocation of trees based on cost/benefit analysis; and***

- ***areas not defined and allocated to sporting or community function and other areas of City Owned or Managed Land be identified to provide future opportunities for ecological benefit and habitat creation, with specific focus on endemic flora, fauna and tree canopy.***

iii. Requests a report of the review be provided to Council within twelve months.

b. In response to Motion 2, Council:

i. Notes the information contained in this report and the accompanying Hilton Park Precinct Redevelopment Report in response to the matters raised in this motion.

ii. Supports the continued investigation and pursuit of shared-use opportunities with educational institutions and other relevant stakeholders where practical and beneficial.

iii. Notes that consideration of the future direction of the Hilton Park Northern Precinct Redevelopment project, including the junior oval, is dealt with as part of item number SC2609-2 of this agenda.

iv. Requests the Chief Executive Officer prepare a report to Council within twelve months to identify opportunities to bring forward the redevelopment of:

- ***the Lefroy Road Quarry Site including the potential for shared sporting/community facilities within the Fremantle College/Activ Foundation/Portuguese Club sites;***
- ***the Swanbourne Street redevelopment area including the potential for an expansion of recreation/sporting facilities at Stevens Reserve by utilising State controlled land to the East and North; and***
- ***the South Fremantle landfill site and opportunities to provide additional local open space and sporting facilities.***

c. In response to Motion 3, Council:

i. Requests the Chief Executive Officer prepare a report reviewing current community notification and engagement practices associated with proposals involving significant tree

removal or canopy impacts, including consideration of opportunities for enhanced notification and engagement.

Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin, Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

SC2609-2 HILTON PARK PRECINCT MASTERPLAN

Meeting date:	Tuesday 29 September 2026
Responsible officer:	Chief Executive Officer
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Additional Information: *(viewed electronically)*	1. Hilton Park Precinct Masterplan 2. Hilton Park Precinct Place Plan 3. Hilton Park Precinct Planning – Engagement Outcome Report (2024)
Attachments:	4. Hilton Park Precinct North – Original concept plan 5. Hilton Park Precinct North – Current proposed concept plan 6. Hilton Park Precinct North – Re-test concept plan (smaller oval) 7. Hilton Park Precinct North – proposed optimum oval location

SUMMARY

This report provides an update on the Hilton Park Precinct Redevelopment project and outlines the project planning, investigations and design development undertaken since adoption of the Hilton Park Precinct Masterplan (Attachment 1).

The report includes information regarding sporting infrastructure demand, tree retention investigations, environmental assessments, asbestos management considerations, funding arrangements, and project delivery implications.

The report also responds to matters raised by members of the community regarding the proposed junior oval and associated tree removal and should be read in conjunction with the separate report addressing the motions carried at the Special Meeting of Electors held on 15 September 2026 (Item SC2609-1).

This report recommends that Council note the information contained in this report and support the progression of the Hilton Park Northern Precinct Redevelopment project, including the junior oval, outlined in Stage 1 of the adopted Hilton Park Precinct Masterplan.

BACKGROUND

Hilton Park is the City's primary district-level sporting reserve and one of its most strategically important community assets. The reserve is heavily used by sporting clubs and from an asset and functionality perspective, has been recognised as requiring improvement and development. In addition to this, significant opportunities have been highlighted to improve and enhance the natural habitat and passive recreational activities and accessibility. The reserve supports Australian rules football, cricket, soccer and lawn bowls and serves a catchment well beyond the suburbs of Hilton and Beaconsfield.

In response to this, the City engaged with stakeholders and the community through 2023 and 2024 working towards the development of a Masterplan that was endorsed by Council in October 2024. Following a period of design development, budgets were adopted and forward works were scheduled with projects works organised for the Brad Hardie Pavillion in early 2026 and ground works for the junior oval programmed to commence on site in August 2026.

During preparatory site investigations, asbestos-containing material (ACM) was found within earth mounds near the corner of Walton Way and Carrington Street.

To facilitate the construction of a junior oval, 26 trees *(as defined in the Environmental Management Plan of having a diameter at breast height of greater than 100mm)* within the work area were identified to be removed as part of the forward works package. These trees include eleven (11) WA Weeping Peppermint trees and six (6) Norfolk Island Pines. In accordance with the Trees on City Owned or Managed Land Council Policy any tree requiring removal is to be replaced with at least two new trees. A minimum of 61 replacement and locally appropriate native trees were scheduled to be planted – these include Marri, Tuart, Coastal Blackbutt and WA Weeping Peppermint These native tree species also provide good habitat value and diversity in canopy height.

This replacement planting program will replace more than double the number of trees removed and strengthen the site's long-term native canopy, improve shade and amenity and improve habitat and biodiversity. The Masterplan notes *"Areas not defined and allocated to sporting or community function will be regenerated to provide ecological benefit and habitat creation, with specific focus on endemic flora and fauna and tree canopy"*. The northeastern corner has been identified as an area for ecological restoration through planting with native species for habitat and foraging. Two bird watering stations are also included to be installed to help support local wildlife.

The above plan was included in the on-site signage as part of the stage 1 works. The plan defined the proposed location of the junior oval and identified the areas of tree removal and new tree planting.

In response to concerns raised by some members of the community about the proposed removal of trees as part of works to deliver the new junior oval, Officers arranged to meet members of the community on site on 12 August 2026. At this meeting the CEO and officers listened to the community's concerns and feedback in respect to the proposal. A key outcome from the first meeting was a request for a greater level of clarity as to which trees would potentially be affected on site.

Following the site meeting the City provided notice to the community that the works at Hilton Park would be temporarily paused to provide further information and provide more clarity as requested by the community.

A second follow up meeting was arranged for 14 August 2026 to provide additional clarity in respect to the works area and affected trees. The City provided a marked footprint area for the junior oval, this included highlighting the 26 trees that would be removed. The second meeting included a walk through the site with community members and discussions re the oval position and proposed works area.

Following receival of the petition on 20 August 2026, requesting a special meeting of electors be held regarding the protection of mature urban canopy across the City of Fremantle and proposed motion for consideration (detailed in item

SC2609-1 of this agenda), works continued to be temporarily paused to allow this meeting to be held and subsequent consideration of motion/s by Council.

The works that were paused were part of the stage 1 project works to the Northern section of Hilton Park, which was guided by the Hilton Park Precinct Masterplan. The project was developed to deliver improved and upgraded sporting facilities, improved community spaces and new recreation opportunities across Fremantle's largest sporting and recreation reserve.

On 15 September 2026 the City held a special meeting of electors in the Fremantle Town Hall, with approximately 300 attendees of which 222 were eligible electors entitled to a vote.

FINANCIAL IMPLICATIONS

Hilton Park Northern Precinct - Project Budget

Activity	Budget
Brad Hardie Pavillion Refurbishment	**$1,383,233**
Hilton Park North - D&C (Main Works)	**$6,702,314**
Design, Preliminaries & Site Preparation	
Groundworks (inc Ovals x 2)	
Hard landscaping (inc Paths)	
Soft Landscaping	
Car parking	
Associated Infrastructure	
Cultural Shelter	**$16,600**
Engagement & Design	
Consultancy Fees	**$270,264**
Ecological	
Site Investigations	
Superintendency	
Asbestos Removal	**$250,000**
Total Project Cost	**$8,622,411**

Hilton Park Northern Precinct - Project Funding Sources

Funding Sources	
External Grant Funding	
Thriving Suburbs Program	$3,747,977
Australian Cricket Infrastructure Fund	$40,000
City of Fremantle contribution	
Reserve Funds	$4,042,095
Program Budgets (Municipal)	$270,000
Signage	
Asbestos removal	
Municipal Funds (2026/27 Budget)	$540,339
Total Funding	**$8,622,411**

The City has made financial provision to accommodate the stage 1 works as outlined above and is reflected in the City's long-term financial plan. The long-term financial plan also considers future Masterplan phases at Hilton Park, however, these future phases have yet to be refined developed.

In addition to the above budget, Officers have expended $239,585 on the development of the Hilton Park Place Plan (attachment 2) and Masterplan (attachment 1), respectively. Officers note that the Place Plan and Master Plan are projects for the entire site, and include the Northern, Central and Southern portions of the site. Following this process, the City expended an additional $137,636 on consultancy to further develop the design of the Northern portion of the site to support the successful application for Thriving Suburbs grant funding.

LEGAL IMPLICATIONS

Nil

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 participation is encouraged through spaces that enable social connection.

Liveable City – Sustainably designed and optimised urban and natural environments

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

Liveable City – Functional and inclusive recreational facilities

- Recreational facilities are contemporary, functional and can be accessed by all members of the community.
- Sporting clubs have access to facilities and greenspace that meet the needs of a broad range of sporting codes and skill levels.
- The community can participate in a diverse and affordance range of sporting and recreational pursuits.

CONSULTATION

The Hilton Park Precinct Masterplan was developed with extensive community and stakeholder engagement during 2023 and 2024 in accordance with the Community Engagement Council Policy.

Engagement supported preparation of both a Place Plan and Master Plan for the Hilton Park Precinct. Its purpose was to involve existing users, surrounding community, sporting and community organisations, Aboriginal Elders, Elected Members and City staff in progressively defining the precinct's values, priorities, vision and future physical layout.

A project Working Group was established for the duration of the Place Plan and Masterplan process, this comprised of representatives of Whadjuk Elders, residents, sporting clubs, community groups, Elected Members and City officers and included a series of workshops and feedback opportunities on the precinct. The broader community and stakeholder groups were consulted through online engagement and public events. This input helped shape the Place Plan which was then developed into the Masterplan and adopted by Council.

The original engagement framework comprised four rounds of broader community consultation, supported throughout by:

- a Project Working Group (PWG) – made up of Elected Members, Mayor, City Officers and community representatives
- engagement with local Aboriginal Elders,
- stakeholder meetings and
- ongoing project communications via MySay project page, email subscriber list & City Socials/Website

Timing	Stage	Key Actions
June–July 2023	Project establishment / stakeholder engagement	Project Working Group established comprising Elected Members, City staff, community representatives, sporting/community clubs, and the consultant team. Initial PWG workshop explored existing users, needs, opportunities, barriers and aspirations and began establishing criteria for a successful Place Plan and Masterplan.
28 July 2023	Aboriginal engagement	Walk on Country with three local Whadjuk Aboriginal Elders to discuss history, cultural connections and aspirations for the precinct. This was the first of three engagement points with Elders during development of the plans.
7 Aug – 3 Sep 2023 26 August	Round 1 – Preliminary engagement – Online & Face to Face Community BBQ/drop-in – 4hrs	Broad community engagement to understand who uses Hilton Park, how it is used, what people value, barriers to use and aspirations for its future. Methods: interactive online map, BBQ drop in, and written submissions. Approximately 150 people attended the 4 hour BBQ, with 83 online map comments and four written submissions.
Sep–Oct 2023	Review/ development of themes	Round 1 feedback and PWG input were consolidated into emerging vision statements, themes and facility aspirations.

Timing	Stage	Key Actions
		These included inclusion, safety, connectivity, community use, dogs, improved facilities and additional recreational opportunities. These became the material tested through Round 2.
18 November 2023	Community Drop-in Breakfast – 3hrs	Three-hour onsite drop-in at Walton Way near the basketball court. Designed to attract the range of people using Hilton Park for sport, play, exercise, dog walking and other activities and test whether the emerging direction was "on the right track".
Feb 2024	Round 3 – Draft Place Plan Online (33 responses)	Draft Place Plan prepared from the earlier engagement and technical/project work, followed by another opportunity for community feedback via MySay project page.
May 2024	Round 4 – Draft Masterplan Online (22 responses)	Draft physical Masterplan developed and presented for community feedback via MySay, providing the final major community testing point before the plans were finalised.
May–Aug 2024 25 September 2024	Finalisation Council Adoption	Place Plan and Masterplan refined following engagement, Place Plan (May 2024) and final Masterplan/reporting material finalised (August/September 2024). Hilton Park Precinct Plan - Masterplan Report was adopted at the Ordinary Council Meeting (OCM) on 25 September 2024.

The attached Hilton Park Precinct Plan Engagement Outcomes Report gives detailed insights into the engagement activities and outcomes. It also includes meeting minutes of the project working group.

The following table summarises the engagement evaluation:

Table 6 Engagement Evaluation

Measurement	Target	Actual
Engagement Activities		
+ Number attending in-person engagement events	100	Approx. 284
+ Number participating in surveys/activities	250	Approx. 395
Website (MySay)		
+ Total visits	1,500	3,100
+ Engaged visitors	200	117
+ Informed visitors	400	1,100
+ Aware visitors	1,200	2,100
+ Stakeholder project interest registrations	100	38
Social Media		
+ Total interactions (reactions, comments and shares)	500	98

OFFICER COMMENT

Hilton Park is a 19ha site identified in the City of Fremantle Public Open Space Strategy 2024-2034 and Community Sporting Reserve Plan 2024-2034 as the City's primary district-level sporting reserve and one of its most strategically important community assets.

The City's planning documents align with the Western Australian public open space planning framework, which recognises district sporting reserves as critical infrastructure that supports organised sport, community participation and recreation across multiple suburbs. District reserves play an important role because opportunities to develop new sporting spaces are limited and demand continues to increase.

Both strategies acknowledge that Fremantle has a shortage of district and regional sporting spaces and identify the need to maximise the capacity and functionality of existing reserves. Within this context, the ovals at Hilton Park, including Dick Lawrence Oval, are recognised as essential sporting infrastructure that contributes significantly to the City's ability to accommodate current and future sporting demand.

The City developed the Hilton Park Place Plan and Masterplan supported by significant engagement from the project working group, sporting clubs, community and stakeholders. This process highlighted desired use and issues with

facilities, infrastructure and access to suit current and future sporting and community requirements. The City's asset renewal information, facility assessment and long-term financial plan also highlighted the need for redevelopment of the facilities to better cater for the community's current and future use for both active and passive recreation, and other community use.

The Community Sporting Reserve Plan 2024-2034 supports the continued implementation of the Hilton Park Precinct Masterplan, including improvements and upgrades to playing surfaces, irrigation, floodlighting and supporting facilities. The strategic direction is to enhance and modernise the precinct, ensuring it remains a high-quality district sporting hub capable of meeting the growing needs of the Fremantle community.

The Place Plan approach was adopted for the project to ensure the City's asset renewal program occurs in a way to meet the current, emerging and future requirements of key stakeholders and the community. It aims to better enable the community's use of the precinct while catering for the increasing demand being placed on City public open space. The Place Plan was adopted by Council in 2024.

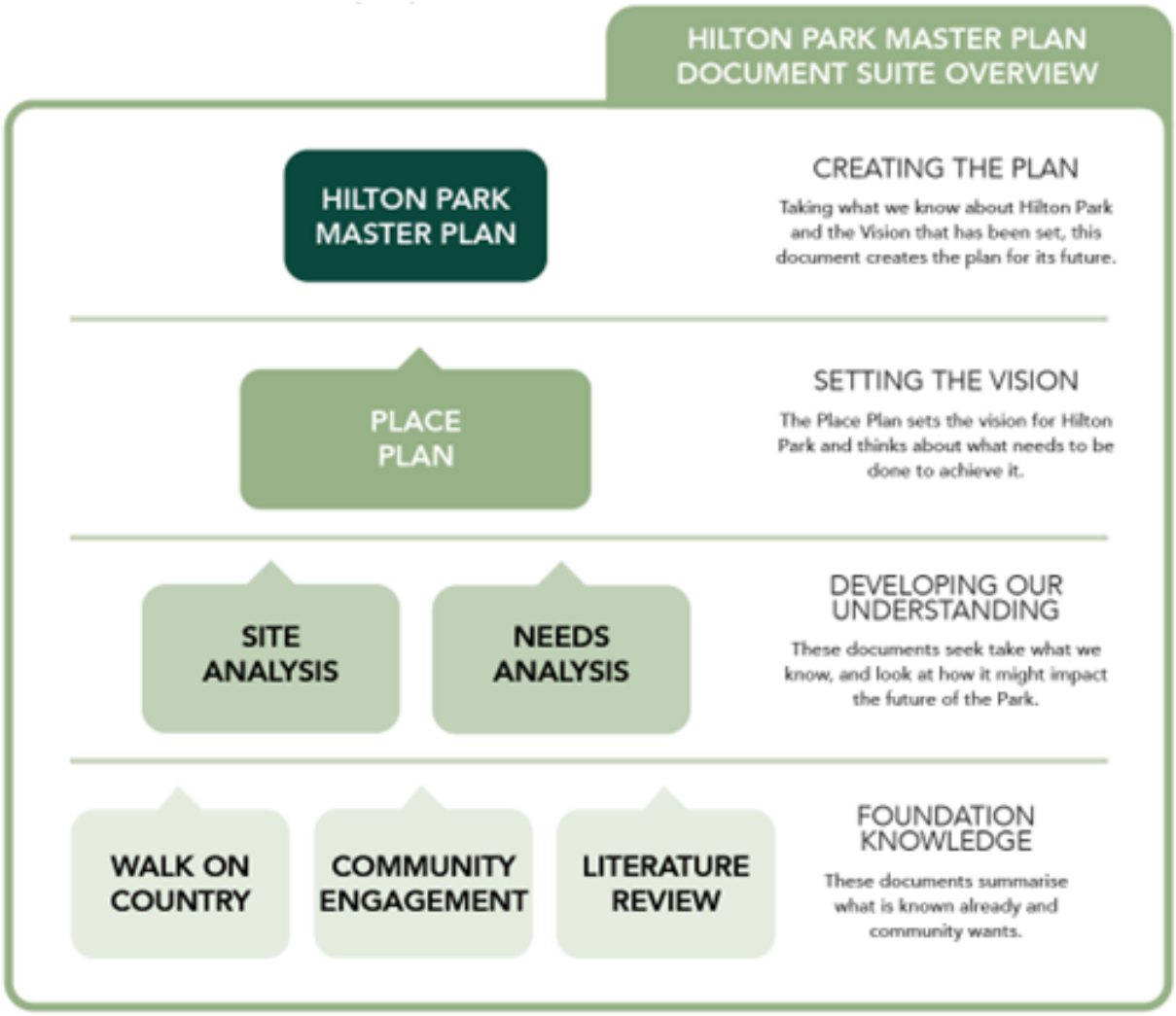
Through continued engagement with the project Working Group and the community, the Place Plan was subsequently developed into the Masterplan. The masterplan converts strategic requirements into a coordinated whole-of-site framework, testing land use, access, movement, servicing, interfaces, landscape and facilities before individual components are designed.

The masterplan development exercise progressed to review and test options and scenarios with the project working group and stakeholders – this led to 6 documented scenarios (referenced in the Masterplan document):

- Half of the options inc a junior AFL oval – they included:
    - An ecological focussed scenario
    - A soccer focussed scenario
    - A 'Balanced version' – this was the ultimate selection

The Masterplan was adopted by Council in 2024 (C2409-10).

The Hilton Park Masterplan forms part of the suite of documents for the Hilton Park project. The following diagram highlights the Hilton Park Masterplan suite and provides context for their development:



Grant Funding

Stage One of the Hilton Park Precinct redevelopment (Northern section) is jointly funded by the Australian Government and the City of Fremantle. The Australian Government is contributing $3.75 million through the Thriving Suburbs Program, with the City providing matching funding of $3.75 million.

The scope and deliverables of the grant are:

- Full size (1) and Junior (1) AFL Ovals and related amenities
- Fenced Junior Oval for off leash dog exercise
- Planted zone with integrated disc golf fairways
- Refurbishment of the Brad Hardie Pavilion, including accessibility upgrades
- Community gathering space
- Increased tree planting for canopy and biodiversity
- Perimeter path to the north precinct

- Parking and road upgrades

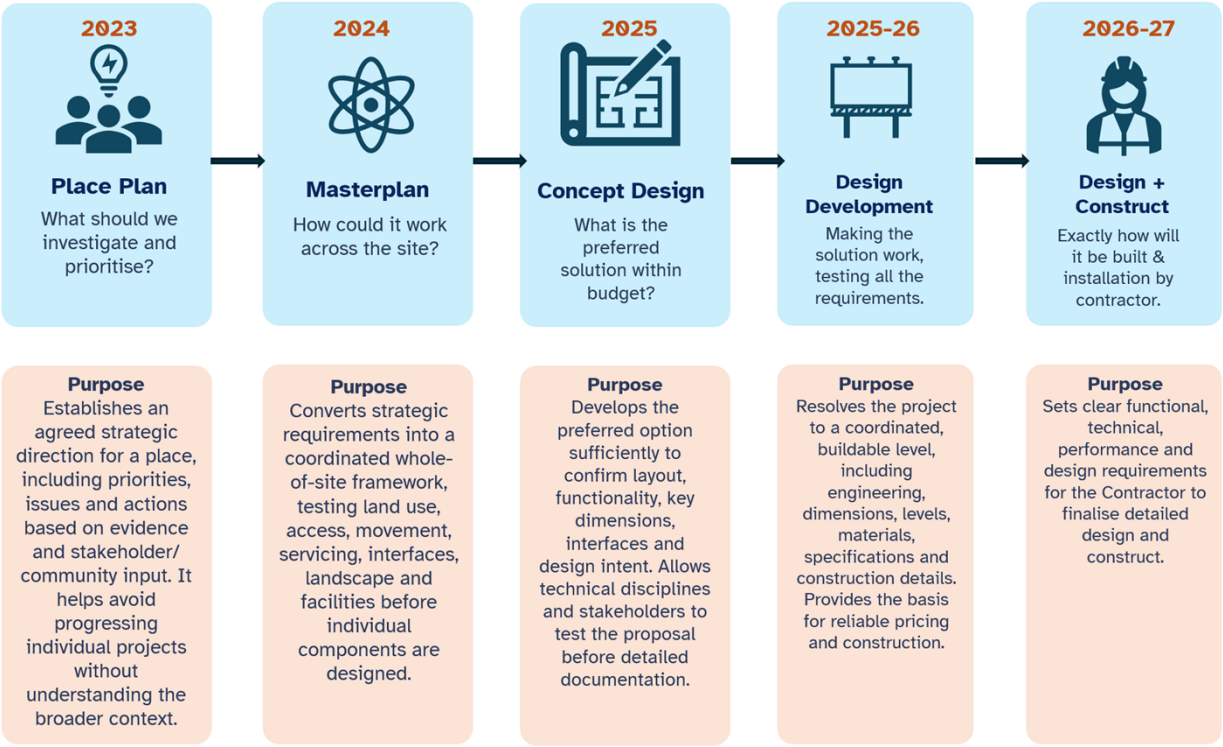
The Australian Cricket Infrastructure Fund, distributed through the Western Australian Cricket Association, has provided a $40,000 grant to assist with the provision of cricket nets adjacent to the senior oval.

Project Development

Following the endorsement of the Masterplan, and concurrent to working through the Thriving Suburbs Grant requirements and funding arrangements, the City engaged consultants to further develop the design to a concept design level.

This next stage of designing is undertaken to test and develop the preferred option sufficiently to confirm viability and optimal layout, functionality, key dimensions, interfaces and design intent. It allows technical disciplines and stakeholders to review and re-test the proposal before detailed documentation.

The following diagram sets out how the project planning and design phases for Hilton Park are related and the steps following a masterplan to get to a constructable project. Hilton Park is currently at the end of Design Development and about to move into the Design and Construct phase for the north precinct (Stage 1).



Through design development process, the masterplan was tested and refined to respond to detailed site information, inclusive of trees, services and ground conditions and levels.

Among other planning and design actions, this iterative refinement led to changes to the senior and junior oval orientations, alignments and dimensions, reducing potential impacts to existing trees on the site, with a particular focus on *Eucalyptus gomphocephala* (Tuart) retention, and balancing this with civil design and functionality considerations.

The original masterplan diagrammatic overview suggested a potential removal of approximately 60-70 trees for an upgraded senior oval and new junior oval. Through the testing and refinement process to both the senior and junior ovals, the potential impact on trees was significantly reduced. This included avoiding impacts on approximately 14 *Eucalyptus gomphocephala* (Tuart). Additionally, other landscape elements such as car parking, footpaths and infrastructure have been adjusted to avoid and accommodate existing trees by protecting their rootzones and canopy.

Junior Football Oval Need, Design Objectives and Constraints

The proposed junior oval at Hilton Park is an important piece of sporting infrastructure that responds directly to an identified shortage of playing fields across the City of Fremantle. The City's Public Open Space Strategy 2024-2034 identifies a need for two additional AFL ovals to meet current and future community demand and notes that opportunities to acquire new sporting reserve land are extremely limited. Existing sporting reserves are already operating at, or above, practical capacity, with high levels of use across training, competition and community recreation.

The Hilton Park sporting precinct is one of the City's heavily utilised reserves and continues to experience increasing demand from local clubs. The proposed junior oval in the plans is provided as a dedicated space for junior training and competition, support participation growth, improve scheduling flexibility, and reduce pressure on existing playing surfaces. The need for additional capacity is particularly important given the continued growth in junior and female participation across Australian rules football, soccer and cricket, all of which place increasing pressure on existing community sporting reserves and training infrastructure.

In August 2026, the City’s active reserves were booked for a total of 1590 hours in the month, equating to 120% preferred utilisation rate, placing excessive

pressure on playing surfaces, this is impacting the quality of the grounds/turf and results in increased maintenance and regeneration programs.

City Officers have prepared detailed concept designs to consider the preferred positioning, dimensions and alignment of the junior oval. Development of these concepts sought to balance the following objectives and constraints:

- Tree management
  - Retention value
  - Native species
  - Tree Protection Zones (TPZs)
- Sitewide level integration
  - Natural topography
  - Bulk earthworks impact
- Cost management (budget)
- Functionality
  - Oval dimensions and AFL Guidelines
  - Passive circulation
  - Spectating space

With respect to the Senior Oval – this was resized to be compliant with competition rules
With respect to the Junior Oval - a key decision driver included:

- **Accommodating Junior sports requirements (Female u12's football)**

  The design size of 96mx76m (including 3m run-off provision) is provided to accommodate up to under 12's competing in WA Junior Football; this is defined by the competition rules for junior sport.

Competition	Length range	Width range
Year 3 - 4	80m – 100m	50m – 75m
Year 5 - 6	90m – 110m	70m – 85m
Year 7 - 8	110m – 140m	70m – 110m
Year 9 Year 9/10 Female	120m – 150m	90m – 120m
Year 10 – 12 Male Year 11 – 12 Female	135m – 185m	110m – 155m

The current designs for the (compliant) sporting ovals dimensions are:

Senior Oval – 175m x 125m – including a 5m run-off
Junior Oval - 96 x 76m – inc 3m run-off (subject to design development)

City Officers have iteratively tested multiple oval positions and alignments to achieve a balanced and value for money outcome regarding the above factors since the adoption of the Masterplan. The preferred concept has been selected for its reduced impact to high retention value trees, adherence to AFL Guidelines and integration of civil works between the realigned and re-dimensioned existing Senior Oval and the new Junior Oval.

Review and Re-Test

As a result of the recent concerns raised by the community in respect to the impact on 26 trees, notably in respect to the refined design for the junior oval, the analysis was reviewed and the options retested (August/September 2026).

The review also included a re-test of a junior oval alignment that sits west of the footpath to avoid the Norfolk Island Pine Trees; this proposal remains unviable as it increases impacts on the more valuable native trees to the North, it decreases both the senior and junior ovals sizes significantly, to a sub-competition standard, and creates significant ground-work levels and accessibility issues.

In addition to this review, the City engaged an east coast specialist sports engineering consultant and asked that they complete an independent desktop review of the northern precinct of the project as a whole and, considering maximised tree retention and ground levels, propose an optimal location and orientation for a new junior oval to meet junior (under 12's) AFL competition rules.

Both the City's review and the independent consultant have concluded that the current location is the most effective and appropriate; it was noted however, that the consultant did propose a slightly different orientation to better mitigate groundwork impacts with cut and fill, that orientation however impacted more native trees than the current proposed alignment.

It is therefore considered that the option analysis has been well tested and considered, and that the current proposal for location and alignment of the junior oval remains optimum and preferred – it provides the most minimal impact on habitat and native tuart trees and provides functionable viability.

Attachment 4: titled REALM 2024 – represents the original Masterplan concept plan.

Attachment 5: titled UDLA – 2026 – represents the current proposed alignment of the ovals.

Attachment 6: titled Community Option – Non-Standard Oval Sizes – represents a re-test of smaller oval (80m x 60m) located west of the Norfolk Island Pines.

Attachment 7: titled Project: FREHIL Hilton Park Oval Realignment – represents an independent desktop assessment of a proposed optimum oval location in the Northern Precinct Area.

Asbestos Removal

As part of the site investigation works for the design development stage of the proposal, a ground survey identified Asbestos-Containing Material (ACM) within the former bike (BMX) track area at Hilton Park North. A contamination investigation was undertaken by Emerge Associates during their development of the Environmental Management Plan.

Site asbestos investigations have identified bonded non-friable asbestos in some of the test pit locations near Walton Way and Carrington Street, within the footprint of the planned junior oval. One of the contaminated areas appears to be a mound/pile of asbestos, this above the level of the surrounding ground. The report outlines requirements for removal during construction and delivery of the Masterplan, including excavation and disposal requirements.

Removing the material is an important step in preparing the site for future redevelopment and will provide a safer long-term outcome for park users.

In relation to managing and removing asbestos, the City has ensured that the asbestos removal works will be carried out by a suitably qualified and licensed contractor, and that all works and safeguards are implemented as per the WorkSafe WA regulations under the Work Health and Safety (WHS) laws.

These requirements are included in the contract award for asbestos removal. The specialist removal contractor, under Work Health and Safety Regulations and their licence provisions is fully responsible to develop the most appropriate and effective safe work methodology and present this via an Asbestos Removal Control Plan. The City has reviewed the contractors plan and is satisfied that the contractor’s proposed methodology addresses the risks specific to the site. Local residents and businesses will be informed prior to works commencement. Signage will also be evident on site to ensure users of the park and nearby public are informed and aware of the nature of the works.

If the junior oval construction is to proceed in this location, effectively managed excavation and disposal of contaminated material is required to safely facilitate bulk earthworks in preparation for the oval construction.

If the City were to de-scope the current project to exclude construction of the junior oval, there would be a need to review and consider a suitable approach to the known risk of asbestos at this location; this would likely require an additional site investigation and if felt safe to leave and manage in place - the development of an asbestos management plan that would mitigate the implications of ACM remaining in situ.

Potential asbestos management controls could include:

- *Surface management works, i.e. installation of geofabric and clean fill, (inc potential requiring the removal of trees for access).*
- *Routine / regular site inspections*
- *Registration as a contaminated site with DWER*
- *Restrictions around works in the area, i.e. excavations, service installation, planting, general disturbances*

Considerations of amending or omitting the Junior Oval from the Scope of Works

Should Council resolve to reduce the size, or omit the junior oval and proceed with the remainder of development, there would be a number of factors to consider:

- Funding eligibility
- Future use / football clubs
- Functionality
- Site implications / access
- In situ management of asbestos contaminated material
- Validity of active procurement process

Tree Management

In accordance with the Council's Policy for Trees on City Owned or Managed Land, the City's approach to tree management in projects prioritises protection and the retention of existing trees. As such, where the removal of trees for development is unfortunately unavoidable, the City will replace each lost tree with a minimum of two trees.

The community requirement for additional active reserve space has led to the incorporation of a new junior oval in the masterplan. Given Hilton Park is an established reserve, there are existing site features, topography and trees to consider when siting a large, flat area of turf. The option analysis and the various alignments the City has explored, including potential impacts on trees, has been discussed in detail earlier in this report.

The Masterplan provides a framework for significantly increasing tree canopy over time with new planting, rather than specifying a total number of trees. It identifies new endemic tree species, shade trees and ecological planting throughout the precinct, with the objective of maximising tree canopy, habitat and vegetation wherever possible.

The preferred design identifies 26 trees for removal, and these are captured in the Environmental Management Plan *(trees measured had a Diameter at Breast Height greater than 100mm)*. The final number of tree removals could be affected by site conditions and the exact depth and extent of the asbestos-containing material which is partially unknown at this stage of works.

The City has committed to planting a minimum of 61 replacement trees as part of the Hilton Park Stage 1 northern redevelopment. The redevelopment will also deliver significant new landscaping, increased tree canopy and additional native planting across the precinct.

As part of the contractor methodology, the City has ensured an ecologist has been engaged to attend the site and immediately prior to the removal of trees inspect trees and provide a suitable and appropriate management approach should fauna be encountered. To further support local wildlife, the project includes the installation of two bird watering stations designed to provide a reliable water source for native birds.

As part of the Contracted works, the Contractor is required to engage a Project Arborist for the duration of the works and comply with Australian Standard 4970:2025 — Protection of Trees on Development Sites and Australian Standard 4373:2007 — Pruning of Amenity Trees.

The City has considered transplanting some of the affected trees and will continue to do so where practical; however, given the species, proximity to ACM, age and size makes this mostly prohibitive. The Masterplan provides the framework for making these decisions, with the broader objective of increasing biodiversity, tree canopy and habitat value through retaining trees where possible and planting the right species in the right locations.

Site Ecology and Biodiversity

The Environmental Management Plan identifies one vegetation unit across the northern project site being "planted/non-native, which occurs in 'completely degraded' condition". A key aim of the masterplan is improving the ecological and biodiversity value.

The design is intended to improve water efficiency and reduce unnecessary irrigation. Sports turf is rationalised to what is required, while other grassed areas transition to drought-tolerant native planting. Irrigation is focused on active sporting fields, with seasonal irrigation, establishment-only irrigation and water-sensitive design used elsewhere. The Masterplan also proposes technologies such as soil-moisture monitoring, smart irrigation controls and drip irrigation to further reduce water waste.

While managed turf for playing areas is being increased, informal grassed areas are being reduced. The informal grassed areas are being replaced with mulch and under-story planting.

The current Hilton Park North project includes the ecological regeneration of the northeastern corner of the site through tree planting and creating an understory for habitat and biodiversity. These ecological benefits will increase as the landscape matures.

Masterplan Pages 48-55 provide the strategy for "Green Systems" and "Blue Systems" in relation to ecology, biodiversity and water strategy. The following precedent images from the masterplan demonstrate the intent of the ecological zones (Hilton Park Precinct Plan - Masterplan Report p51).

Turf integration with native vegetation.

Walkways and pedestrian paths integrated with native vegetation.

Regenerated endemic planting

Hilton Park North Environmental Management Plan

The City commissioned the Hilton Park North Environmental Management Plan which was prepared by an experienced consultancy for the proposed works. The Environmental Management Plan is provided as an appendix to this report. The Executive Summary states:

Emerge Environmental Services Pty Ltd (Emerge Associates) was engaged by the City of Fremantle to undertake an Environmental Management Plan (EMP) for

works within Hilton Park North. The City intends to redevelop Hilton Park to increase accessibility and participation in a diverse range of sports.

The purpose of this document is to undertake a detailed environmental assessment of known environmental considerations within Hilton Park and assesses any impact of the proposed works. This EMP includes:

- *Identification of existing environmental considerations of the site's disturbance footprint of proposed works*
- *Discussion of the potential impacts to known environmental considerations*
- *Summarised contaminated land investigations*
- *Summarised hydrological investigations*
- *Summarised ecological investigations*
- *Discussion of any environmental planning and approval considerations related to the proposed works*
- *A risk assessment for proposed works to impact to known environmental considerations*
- *Recommended management actions to reduce impact to known environmental considerations that can be incorporated into tender documentation for the proposed construction works.*

The following summarises the contaminated land, hydrology, ecological and environmental regulatory assessment:

- *No threatened or priority flora species were recorded or are considered likely to occur.*
- *One vegetation unit was identified across the site, planted/non-native, which occurs in 'completely degraded' condition.*
- *No TECs or PECs were recorded or are considered likely to occur.*
- *Two broad fauna habitats were identified: scattered trees and turf and bare ground and grassland.*
- *No conservation significant fauna species were recorded within the site.*
- *Three conservation significant fauna species were considered to have a high or moderate likelihood of occurrence:*
    - *Carnaby's black cockatoo (EN)*
    - *forest red-tailed black cockatoo (VU)*
    - *Pacific swift (MI).*
- *The site contains black cockatoo breeding habitat, with 18 'potential nesting trees' with no suitable hollows. According to the impact to trees figure 5 and the ecological assessment figure 6 in attachment D, no habitat trees are proposed to be impacted.*
- *No roosting evidence was recorded. Some tall trees in the site may provide roosting habitat for black cockatoos.*

- *A total of 0.93 ha of foraging habitat for Carnaby's black cockatoo was recorded, comprising 0.04 ha of native primary plants, 0.57 ha of native secondary plants, 0.10 ha of non-native primary plants and 0.22 ha of non-native secondary plants.*
- *A total of 0.50 ha of foraging habitat for forest red-tailed black cockatoo was recorded, comprising 0.04 ha of native primary plants, 0.35 ha of native secondary plants and 0.11 ha of non-native secondary plants. No non-native primary foraging habitat was recorded.*
- *Black cockatoo foraging habitat combined where foraging for both Carnaby's black cockatoo and retention is 0.84 ha and the impact to the disturbance footprint for foraging removal is 0.13 ha. The retention area is based on a combination of the two black cockatoo foraging preferences.*
- *A total of 271 trees were recorded within the site, comprising 133 native species to the Swan Coastal Plain and 138 non-native. All native trees within the site have been planted and are not classified as native vegetation under the EP act.*
- *Out of the 271 trees recorded, 23 were classified as having high retention value due to ecological or amenity significance. Most of the remaining trees were classified as having moderate retention value, and <10% were classified as having low retention value. There are 30 moderate retention value trees to be removed as part of the disturbance footprint.*
- *Contaminated soil in the south-eastern corner does contain small amounts of asbestos contaminated material (ACM) the soil from this area must be removed from site to a controlled waste facility as per DWER regulations.*
- *Hydrology across the site has been assessed and recommendations made for further extension to existing basins as well the need to design and implement new swales, biofilter retention areas and flood storage areas.*
- *No native vegetation under the definition of the Environmental Protection Act 1986 occurs on site and as such no clearing permit will be required.*
- *The removal of 0.13 ha of black cockatoo foraging habitat is under the Commonwealth threshold of 1ha which would require a referral under the Environmental Protection and Biodiversity Conservation Act 1999.*
- *The City has drafted conceptual design and revisited this to avoid known areas of environmental consideration which is consistent with its environmental strategies and policies.*

Ken Allen Utilisation

Ken Allen was leased by the Fremantle Roosters Rugby League Club up until 2021 followed by Perth Glory until mid 2025. It has since returned to community sporting use and has been utilised by Fremantle City Football Club and Fremantle Junior Dockers Football Club, among other hirers. Ken Allen is one of the City's

most used reserves, especially since the floodlights were upgraded earlier this year.

Below are the total hours booked across each month. From a best practice perspective, a nominal 30 hours of reserve hire is recommended to preserve the integrity of the turf / playing surface (120/hrs per month). Currently Ken Allen usage is well above this, and the Parks team incur additional costs for maintenance and repair to keep the surface playable.

	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Monthly Usage Hours (snapshot of trend)	216 hrs	167 hrs	206 hrs	96 hrs

This usage is anticipated to be closer to 60-90/hrs a month in the clubs' off-season over summer and Christmas; this break allows the turf time to recover for the next winter season.

Alternative Sporting Locations

The City is aware of the opportunities to develop shared use arrangements with local educational establishments and their facilities and remains open to discussing and exploring the potential where this may be possible and practical.

Alternative options where football and other sports can be played have previously been explored by the City; however, to date it has been found that local school ovals have not been able to provide for a practical or reliable solution. School facilities are generally prioritised for educational purposes and have limited availability outside school hours, particularly during peak sporting periods.

The Western Australian Parliament's ‘After the Bell’ inquiry acknowledged strong demand for community access to school sporting facilities but also recognised the operational, management and availability constraints that limit their ability to fully meet community sporting needs. The City engaged and contributed to the enquiry highlighting these challenges, noting the growing demand for sporting space and the need to maximise all available community assets.

Given the current over-capacity of City-managed playing fields and the current limited ability of school sites to provide long-term certainty for clubs, the Hilton Park junior oval represents critical infrastructure that addresses both existing demand and future growth, while helping to protect the quality and sustainability of the City's sporting reserves.

The City will continue actively engaging and working with educational and other institutes seeking opportunities to share resources for the community.

City Tree Policy

It is the City's strategy to prioritise tree protection and retention existing trees when development occurs. The Council Policy for Trees on City Owned or Managed Land and Local Planning Policy 2.26 Tree Retention set out how this will be achieved and the process to deal with removals, noting there will be instances where it is not practical to retain every tree.

The Council Policy Trees on City Owned or Managed Land sets out how the City manages its trees. With regards to tree removal, Policy Section 3. Tree Removal states:

If the City determines that a tree on City Owned or Managed Land requires removal due to a City led or managed development, the City will replace the tree with a minimum of two trees. The replacement trees will:

- have a minimum pot size of 30 litres
- be capable of reaching a mature height of at least 8 metres
- will be planted in-ground at the location of the removed tree or in a suitable nearby location.

This Policy has been applied to this project.

The City's Local Planning Policy 2.26 Tree Retention is a policy that applies to privately owned lots within a Development Area, on land zoned 'Industrial' and on land zoned Residential (with an R-Code density of R30 and below) within the City's Local Planning Scheme No. 4 area, including in the circumstances described below:

- development applications;
- subdivision applications;
- other strategic planning proposals including scheme amendments and structure plans; and
- any tree-damaging activity to a regulated tree where no other development or subdivision is proposed.

All regulated trees in the locations specified above are covered by this policy. A regulated tree is one that meets any of these dimensions:

- is 8m or more in height; and/or

- has an average canopy diameter of at least 6m; and/or
- has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and
- is of a species that is not included on the State or local area weed register.

This Policy does not apply to the Hilton Park project.

Urban Forest Program and Tree Canopy Coverage

The City has implemented a juvenile and semi-mature tree care program to improve the survival and condition of tree planting in the Urban Forest Program (UFP), which is guided by the Urban Forest Plan. The tree care program has two Urban Forest Officers who undertake tree inspections and works which includes checking planting depth, pruning requirements, stakes and guy lines, contract compliance and watering.

In winter 2026, the City planted 973 trees through the UFP and over 40,000 native shrubs through projects, green links, winter planting program, friends of groups and community planting days. In winter 2025, the City planted 609 trees and over 30,000 native shrubs across the same programs.

Tree survival has significantly improved since the implementation of the the tree care program, from 2026 survival is approximately 98%, and 2025 was approximately 85%, with trees failing / being removed for a variety of reasons including death, poor health, poor structure and vandalism/unknown removals.

Conclusion

The Hilton Park Precinct Masterplan was developed through a comprehensive Place Planning and Master Planning process involving extensive engagement with the community, stakeholders, sporting clubs, Whadjuk representatives, Elected Members and City officers. The adopted Masterplan seeks to balance the current and future sporting, recreational, environmental and community needs of Hilton Park while enhancing the reserve's functionality, accessibility and ecological value.

Since adoption of the Masterplan, the City has undertaken further design development, technical investigations, environmental assessments, sporting infrastructure planning, stakeholder engagement and funding negotiations. This work has informed the current project scope and secured external funding through the Australian Government's Thriving Suburbs Program. The project is now at the point of design finalisation and implementation.

A key component of the approved project is the delivery of a new junior AFL oval to address existing and future sporting demand and improve the functionality of Hilton Park as the City's primary district sporting reserve. Throughout the design development process, multiple oval alignments and configurations were assessed to minimise impacts on existing trees while maintaining compliance with sporting standards and achieving functional project outcomes.

The City's review, together with independent specialist advice, concluded that the current junior oval location remains the preferred and most effective option, achieving the best balance between sporting requirements, tree retention, site constraints and project delivery considerations. However, the proposed design requires the removal of 26 trees to facilitate construction of the junior oval. While tree impacts have been substantially reduced through design refinement, community concerns regarding the loss of these trees have prompted further review of the project and the options available to Council.

Following the reviews and reassessments undertaken, the City remains satisfied that the current proposal represents the preferred balance between community sporting needs, environmental outcomes, tree retention objectives, project functionality and funding requirements. Accordingly, officers recommend that Council endorse progression of the project in accordance with the current project plan.

Council is now requested to determine whether to:

1. Proceed with implementation of the project substantially in accordance with the adopted Hilton Park Precinct Masterplan, including construction of the junior oval; or

2. Direct the Chief Executive Officer to undertake a further review of the project scope with a view to retaining the affected trees by removing the junior oval from the current works package and report back to Council on the implications of that approach.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM SC2609-2
(Officer's recommendation)

Moved: Cr Frank Mofflin **Seconded: Cr Fedele Camarda**

Council:

1. **Receive the information provided in this report in respect to the City's approach to the Hilton Park Precinct Redevelopment project, including details and clarifications in relation to the scope of the works, project development and planning, and the considerations and implications of the options; and**

2. **Support the progression of the Hilton Park Northern Precinct Redevelopment, including construction of the junior oval, as outlined in Stage 1 of the adopted Hilton Park Precinct Masterplan.**

Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin, Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

SC2609-3 TENDER FCC704/26 - HILTON PARK NORTH DESIGN AND CONSTRUCTION

Meeting date:	Tuesday 29 September 2026
Responsible officer:	Manager Infrastructure, Project Management & Facilities
Voting requirements:	Simple Majority Required
Decision making authority:	Council
Attachments:	1. CONFIDENTIAL - Pricing Evaluation & Scoring

SUMMARY

This item is subject to the approval of SC2609-2 officer's recommendation.

The purpose of this report is to consider tender number FCC704/26 for Hilton Park North – Design and Construction at Hilton Park, Beaconsfield.

This report recommends that Council accepts the tender submitted by Phase 3 Landscape Construction Pty Ltd in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.

BACKGROUND

Following adoption of the Hilton Park Master Plan in September 2024, the City was successfully awarded Thriving Suburbs grant funding to contribute to the delivery of the first stage of the works in the northern portion of the reserve.

The following report recommends award of the Design and Construct contract to deliver these works in the northern portion of the Hilton Park Reserve.

FINANCIAL IMPLICATIONS

The table below summarises the available budget within the applicable budget account, recommended tender price by Phase 3 Landscape Construction Pty Ltd for the delivery of Hilton Park North – Design and Construction, and associated expenses:

Budget Account	Account Description	Actual Spent to 30 June 2026	26/27 FY Budget Incl Carry Forward	27/28 FY Adopted LTFP	27/28 FY Amendment Required	Total Project Budget	Contract Award Value
300434	P-12373 Hilton Park Master Plan – Northern Projects	$219,802	$4,812,390	$3,000,000	$340,219	$8,372,411	$6,549,295

Breakdown of activities and allocations within budget account 300434 has been included below:

Activity/Contract	Award Value
Hilton Park North D&C (contract award value)	$6,549,295
Consultancy (Including Superintendency)	$270,264
Brad Hardie Pavilion Refurbishment (contracted works)	$1,302,758
Cultural Shelter Engagement & Design	$16,600
Contingency	$233,494
Sub-total (Account: 300434)	$8,372,411
Asbestos / Tree Removal (Asbestos Program)	*$250,000*
Project Budget Total	$8,622,411

Sufficient funding provision has been allocated in the 26/27, 27/28 and Reserve budget to deliver the project within budget. The funding sources comprising this budget are included below for reference:

Funding Sources	
Grant - Thriving suburbs	3,747,977
Grant - Cricket Australia	40,000
Reserve	4,024,095
Programs - signage	20,000
Municipal funding	540,339

Municipal funding (Asbestos Program)	250,000
	8,622,411

The total project budget for this project is $8,622,411.

In addition to the project budget, Officers have expended $239,585 on the development of the Hilton Park Place Plan and Master Plan, respectively. Officers note that the Place Plan and Master Plan are projects for the entire site, and include the Northern, Central and Southern portions of the site. Following this process, the City expended an additional $137,636 on consultancy to further develop the design of the Northern portion of the site to support the successful application for Thriving Suburbs grant funding.

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 - Functional and inclusive recreational facilities
- The matters contained in this report align to the intent of this theme's outcome.

Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'
- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

Detailed information regarding the consultation process associated with the Hilton Park Precinct Redevelopment is provided within the accompanying September 2024 report.

OFFICER COMMENT

Detail

Tender FCC704/26 for Hilton Park Design and Construction at Hilton Park, Beaconsfield was advertised on 24th July 2026 and closed on 25th August 2026.

Essential details of the contract are outlined below:

Contract type	AS4902
Contract duration	Specified Practical Completion
Commencement date	October 2026
Completion date	September 2027

A two-stage procurement process was undertaken for this tender. Details of each stage are below.

Expression of Interest evaluation

Expression of Interest FCC710/26 for Hilton Park Design and Construction at Hilton Park, Beaconsfield was publicly advertised on 26th March 2026 and closed on 10th April 2026.

Expression of Interest submissions were received from the following contractors and evaluated by the evaluation panel:

- DB Cunningham Pty Ltd (T/A Advanteering – Civil Engineers)
- Pinochle Holdings Pty Ltd (T/A Landscape Australia Contracting)
- Phase 3 Landscape Construction Pty Ltd
- Civcon Civil & Project Management Pty Ltd
- Menchetti Consolidated Pty Ltd (T/A MG Group WA)

The expression of interest evaluation panel establishes whether the tender submissions conform to the conditions for tendering and selects a suitably qualified and experienced contractor to form a pre-qualified panel.

The tender evaluation panel comprised:

- Manager Infrastructure Project Management & Facilities
- Manager Parks and Landscape
- Manager City Design
- Team Leader Infrastructure Project Management
- Infrastructure Project Manager

Respondents 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 submissions 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	20%
3	Demonstrated Understanding	40%
4	Sustainability	10%

No quantitative (pricing) submission was required at this stage.

The expression of interest accepted up to four (4) Respondents a position within a Pre-Qualified Panel for future tendering on the prescribed scope of works and contract. The Panel appointed three (3) respondents to the Panel, based on the scoring outcomes and standard deviation proximity between the third and fourth ranking respondent.

Tender evaluation

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

- DB Cunningham Pty Ltd (T/A Advanteering – Civil Engineers)
- Pinochle Holdings Pty Ltd (T/A Landscape Australia Contracting)
- Phase 3 Landscape Construction Pty Ltd

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

The tender evaluation panel comprised:

- Manager Infrastructure Project Management & Facilities
- Manager Parks and Landscape
- Manager City Design

- Infrastructure Project Manager

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.

Respondents were invited to revise their "Relevant Experience" qualitative submission, to reconfirm their internal resourcing and design team. Respondents were also provided the opportunity to resubmit their "Demonstrated Understanding" qualitative submission to allow them to review their methodologies and preliminary construction schedules against the more detailed revisions of concept plans.

Item No	Description	Weighting
1	Relevant Experience	30%
2	Key Personnel, Skills and Resources	20%
3	Demonstrated Understanding	40%
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.

Three (3) tender submissions received were conforming, and no tender submissions received were non-conforming.

The results of the qualitative evaluation and pricing for delivery of tender number FCC704/26 Hilton Park North – Design and Construction at Hilton Park, Beaconsfield are shown in the Confidential Attachment.

Phase 3 Landscape Construction Pty Ltd, the recommended Respondent, was assessed as having a detailed understanding of the project and its' requirements as well as adequate capacity to safely undertake the works and deliver the level of service described in the performance specification, in accordance with the terms of the tender document.

Environmental considerations

The preparatory works for this project includes decontamination of the southern end of the site that contains historically imported fill, once used as a community BMX track. Officers have considered the management of trees, including retention, removal and replanting in all aspects of the project.

Delivery of the works will seek to reduce importation of fill wherever possible and prioritise the reuse of any applicable elements on site. In addition to this, the Contractor is committed to design opportunities that optimise water usage and future ecological benefit of the site.

Risk consideration

An assessment undertaken by Dun and Bradstreet indicates that Phase 3 Landscape Construction Pty Ltd have the financial capacity to undertake the contract.

Project specific risk assessments have been developed and will be used in the management of this project. To support the mitigation of contractual risk, the City will appoint an independent Superintendent.

The current delays associated with the pause following the community concerns and the Special Electors Meeting have generated a risk for the City, this has been captured in the City's emerging issues report and continues to be monitored by the City.

References

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

Reference 1 – Local Government

- Phase 3 Landscape Construction Pty Ltd delivered two significant landscaping projects, including similar technical elements.
- The Referee described the recommended Respondent as highly skilled and experienced in the delivery of high-quality outcomes.
- No concerns or issues were raised against the Respondents' performance, personnel or contractual management ability.

Reference 2 – Local Government

- Phase 3 Landscape Construction Pty Ltd delivered a major landscaping project in a public reserve, including similar technical elements.

- The Referee confirmed that the Contractor provided a high quality of service, communication and deliverables.
- Comment was provided on the professional manner in which the Contractor managed the subcontractors and consultants and liaised between the Client and Suppliers.

Comment

The recommended Respondent was evaluated and ranked to have the second highest qualitative score. Officers have carefully reviewed the qualitative and quantitative submissions and sought clarifications on any exclusions or assumptions that were provided within their submission. Following the additional clarifications with the Respondent, Officers recommended that Phase 3 Landscape Construction Pty Ltd provide a highly detailed and well-considered submission, whilst providing a competitive quantitative bid.

The quantitative submission received aligns with the City's pre-tender estimate. Officers have identified opportunities for value engineering through detailed design and recommended awarding all Separable Portions of the contract. Officers acknowledge financial risk as a key consideration in delivery of this project. To mitigate this, Officers will manage the design process to optimise value engineering opportunities and exercise separable portions as required, without compromising the key scope of works and deliverables.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

DECISION MAKING AUTHORITY

Council

COUNCIL DECISION ITEM SC2609-3
(Officer's recommendation)

Moved: Cr Andrew Sullivan **Seconded: Cr Fedele Camarda**

Council:

1. **Accept the tender from Phase 3 Landscape Construction Pty Ltd for Hilton Park North – Design and Construction FCC704/26 up to the value of $6,549,295.**

2. **Delegate authority to the Chief Executive Officer to vary the contract to add or remove separable portions itemised within the Contract FCC704/26.**

Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin, Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Late items

Nil.

Confidential business

Nil.

Closure

The Presiding Member declared the meeting closed at 8:04pm.