



MINUTES

Special Council Meeting Tuesday, 22 March 2022 at 6:06 PM

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MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY EAST FREMANTLE ON TUESDAY 22 MARCH 2022.

1 OFFICIAL OPENING

The Presiding Member opened the meeting at 6.06pm

2 ACKNOWLEDGEMENT OF COUNTRY

“On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past, present and emerging.”

3 ANNOUNCEMENT TO GALLERY

“Members of the gallery are advised that no Council decision from tonight’s meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision.”

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

The following members were in attendance:

Mayor J O’Neill	Presiding Member
Cr C Collinson	
Cr K Donovan	
Cr A McPhail	
Cr D Nardi	
Cr A Natale	
Cr M Wilson	

The following staff were in attendance:

Mr G Tuffin	Chief Executive Officer
Mr P Kocian	Executive Manager Corporate Services
Mr A Malone	Executive Manager Regulatory Services
Mr N King	Executive Manager Technical Services
Ms J May	Minute Secretary

There were three members of the public in attendance

4.2 APOLOGIES

Cr A White
Cr L Mascaro

4.3 APPROVED

Nil.

5 DISCLOSURES OF INTEREST

5.1 FINANCIAL

Nil.

5.2 PROXIMITY

5.2.1 Mayor O’Neill – 7.1 East Fremantle Oval Precinct Redevelopment – Gateway Report 1

5.3 IMPARTIALITY

Nil.

6 PUBLIC QUESTION TIME

6.1 PUBLIC QUESTION TIME

6.1 Climate Action Reference Group

“What measures will Council put in place to ensure that the oval redevelopment project meets the objectives of the recently endorsed Town of East Fremantle Climate Emergency Strategy 2022-2032?”

Mayor O’Neill responded as follows:

“The project will embrace the objectives of the Town’s Climate Emergency Strategy 2022 - 2032 and deliver reduced emissions. The seven objectives will be used to track and measure the developments sustainability inclusions.

Key Sustainability Initiatives – Energy Efficiency Project Response

Project Response

The development will target a 10% improvement on minimum National Construction Code (NCC) 2019 requirements for the façade.

The lighting power density will be reduced by at least 10% with the building form prioritising access to natural daylight, minimising the need for artificial lighting.

Services design will ensure specification of energy efficient mechanical cooling and appliances.

The project will explore the use of solar lighting to the external lighting of the development, minimising energy use from lighting and reducing the carbon footprint of the development through less materials

Electrification of the building, ensuring fossil fuel free energy. Removing gas from the development means that no fossil fuels aren’t burnt on site to produce energy. This allows the project to transition to an energy source that is 100% supplied by renewable energy, whether that be on site, or procured offsite via a purchase power agreement.

The development ensures majority of the areas achieve effective cross ventilation, taking advantage of the Fremantle Doctor.

The development ensures the window to wall ration is reduced without impacting the indoor environmental quality, daylight levels or views.

The development includes shading to all facades through the use of eaves from level 1 overhang and shading to the north and west facades.

Key Sustainability Initiatives – Indoor Environmental Quality

Project Response

Room layouts are designed to ensure high levels of daylight and access to high quality views out over the bowling greens and East Fremantle Oval.

Low volatile organic compounds (VOC) materials and finishes will be specified.

The development will achieve high levels of thermal comfort through passive design, services strategy and high-performance building fabric and glazing while also exploring maximising the opportunity for natural ventilation, reducing the reliance on mechanical cooling.

Key Sustainability Initiatives – Water Efficiency

Project Response

All fixtures and fittings will be water efficient achieving high WELS ratings.

Metering will be specified with integration into the BMS for ongoing monitoring.

All landscape irrigation will be drip irrigation with moisture sensing override – with landscaping prioritising drought tolerant and native species.

Water Sensitive Urban Design strategies will ensure the rainwater and stormwater runoff is retained onsite and bioswales used for recharging of the natural aquifer. Bore water will be used for landscaping, minimising potable water demand.

Key Sustainability Initiatives – Waste and Materials

The project will target a 90% diversion from landfill target for construction and demolition waste.

Key Sustainability Initiatives – Transport

Project Response

The project will provide provisions for the infrastructure for EV charging.

End of Trip (EoT) facilities including bike parks and showers/ change facilities will be provided.

The oval precinct provides a public area for exercise within the community and the precinct is designed to encourage walking, both to and from, and internally within the precinct

Further viable options will be identified during the sustainability workshop. However, some possible solutions may include:

Objective 1 – Energy

(Two options)

Option 1 – install solar panels, subject to a review.

Option 2 - purchase renewable energy under WALGA agreement

Objective 2 – Green Spaces

It is intended to preserve as much as possible of the existing vegetation, and increase the plantings to create an urban parkland, which will assist Council to meet the 30% vegetation canopy set in the CES.

Objective 3 – Water

Synthetic bowling greens surface will be introduced to reduce the watering consumption.

The selection of plant & trees will be waterwise, further reducing water consumption.

Objective 4 – Transport

The intent of the facility is to encourage residents to walk to the facility.

Provision of bike racks.

Objective 5 – Infrastructure

Refer above.

Objective 6 – Procurement

Current Expression of Interest for construction contractor (Builders)

1.1.1 Approach to Sustainability

Provide a response to this Criterion.

- a) *Sustainability is a key commitment for the Principal. Provide an overview of your organisation's commitment to sustainability referencing any policies or initiatives that have been implemented.*
- a) *Indicate previous project experience with sustainable outcomes, particularly highlighting where your organisation has implemented or assisted with the achievement of sustainability targets or initiatives.*

Objective 7 – Waste

Refer above

6.2 DEPUTATIONS

Nil.

7 BUSINESS

Reports start on the next page

Mayor O'Neill declared a proximity interest in Item 7.1 East Fremantle Oval Precinct Redevelopment – Gateway Report 1 as he resides opposite East Fremantle Oval and left the meeting at 6.18pm.

In the absence of the Presiding Member, the Deputy Mayor Cr Natale, assumed the Chair.

7.1 EF OVAL PRECINCT REDEVELOPMENT – GATEWAY REPORT 1

Report Reference Number	SCR-122
Prepared by	Gary Tuffin Chief Executive Officer
Meeting date	Tuesday, 22 March 2022
Voting requirements	Simple Majority
Documents tabled	EF Oval Precinct Redevelopment Gateway Report 1 (Confidential)
Attachments	Nil

PURPOSE

Council is requested to give consideration to formally endorsing the East Fremantle Oval Precinct Redevelopment (**EFOPR**) Gateway Report 1 and approving a project budget of up to a maximum of \$32.5 million, subject to securing a further contribution from the State Government.

EXECUTIVE SUMMARY

The Gateway Report 1 captures the current status of all workstreams and presents these for endorsement to allow the project to progress into Design Development.

The original \$26.5million-dollar schematic design completed in January 2021, was re-costed (22/07/21) without any design changes at \$35million, due to the unprecedented cost escalation in the market. Therefore, the project was not considered to be achievable without significantly reducing the scope. Through Value Management/Engineering, this Cost Plan has been reduced to \$31.8m which with further Value Engineering already identified is in line with the revised budget target.

A meeting has been set with the Minister for Sports & Recreation (Hon David Templeman) for Wednesday 23 March 2022, to discuss the possibility of additional project funding. In the event the additional funding cannot be secured, the Project budget will revert to \$26.5 million, and a further report will be provided to Council outlining further possible project options.

BACKGROUND

Council at its meeting held on 20 April 2021 endorsed the business plan that set a project budget of \$26.5 million and the site master plan for the East Fremantle Oval Precinct Redevelopment Project. However, due to unprecedented escalation in construction, delivery of the original brief requirements is not possible within this sum.

CONSULTATION

Monthly Project Manger's Report	21 October 2021
	19 November 2021
	18 January 2022
	15 February 2022
Council Project Workshops	03 February 2022
	22 February 2022
	24 February 2022
	08 March 2022

Key issues raised during workshops:

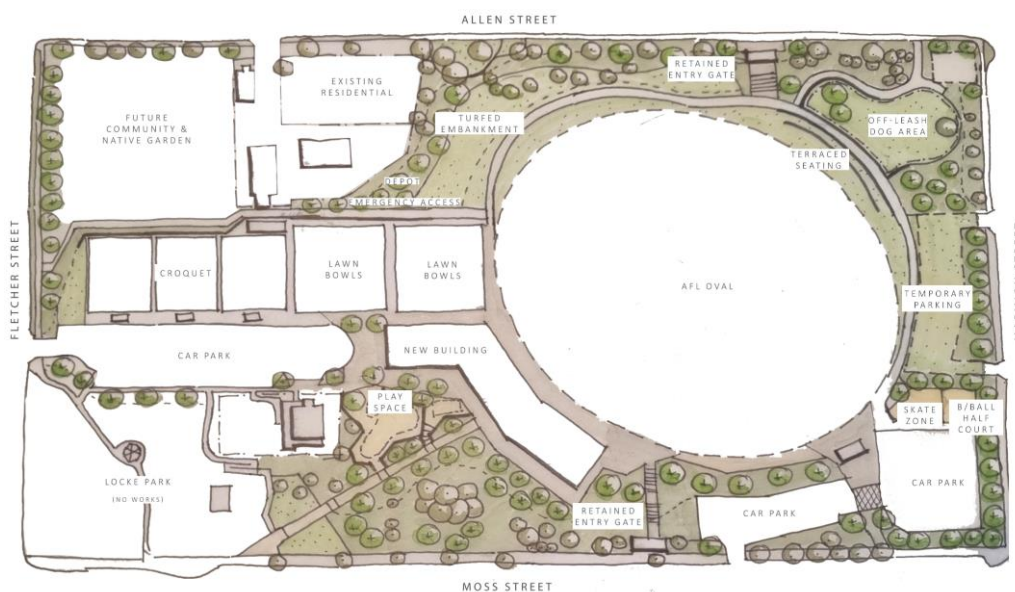
Maximise Sustainable outcomes for the project

Despite the budget challenges, achieving sustainable outcomes does not always require additional funding. Through the design, Carabiner and the team have already considered a number of sustainable design initiatives including:

- Building orientation and façade considerations to suit sun path/shading
- Removal of circulation spaces reducing need to light, cool etc.
- Dual use of function centre
- Natural ventilation where possible
- LED floodlighting systems
- Energy efficient lighting
- Water efficient hydraulic fittings
- Considerations for solar light fittings to external footpaths
- General material selections (to be developed in Design Development)
- Reuse of demolition materials on site
- Retention of material on site through cut/fill balancing as far as possible
- Retention of existing landscaping and established trees

Equity of building spaces – value engineering process

Landscaping



(Preliminary Landscape Masterplan)

All elected members were requested to provide direct feedback on the report, and these comments have been collated to provide further project direction and will be addressed as part of the next stage design.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

The current endorsed budget of \$26.5 million is considered unachievable without significantly reducing the scope to the extent there is no, to little co-location of facilities, which would defeat the intent of the project.

Therefore, a further redesign was undertaken, the initial QS Cost Plan was prepared based on a design with some acceptable brief reductions at circa \$33.7m. Through Value Management/Engineering, this Cost Plan has been reduced further to \$31.8m which with further Value Engineering already identified is in line with the revised budget target.

This work (value engineering & scope reduction) has resulted in the following changes to the original brief which have been endorsed by the Town:

- Removal of the community hall (location identified if reinstated at a later date)
- Retention of Sumpton House in current location including existing users/uses
- Function Centre reduced to accommodate 200 - 250 pax based on table seating
- Commercial units reduced from three to one (excludes Café and Gym)
- Reduction in the EFFC accommodation (within AFL Tier 2/WAFL compliance limits)

The endorsement of Gateway Report 1, permits the design team to commence detailed design works which will incur further project costs. At the completion of the detailed design process, no further financial commitments will be incurred without Council's formal endorsement.

In the event the additional funding cannot be secured, the Project budget will revert to \$26.5 million, and a further report will be provided to Council outlining further possible project options.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2020-2030

Strategic Priority 1: Social

A socially connected, inclusive and safe community.

Objective

1.2 Inviting open spaces, meeting places and recreational facilities

Strategies

1.2.1 Provision of adequate facilities to support healthy and active lifestyles.

1.2.2 Activate inviting open spaces that encourage social connection across all age groups.

RISK IMPLICATIONS

Programme risks are captured in the risk register, however key risks are as follows:

- Further programme delay as a result design not aligning with budget
- Potential Operators and/or Club unrealistic/inflexible in their requirements
- Market escalation resulting in redesign/extended negotiations to resolve
- Overheated market resulting in lack of tenderer interest prolonging procurement
- Pandemic impacts

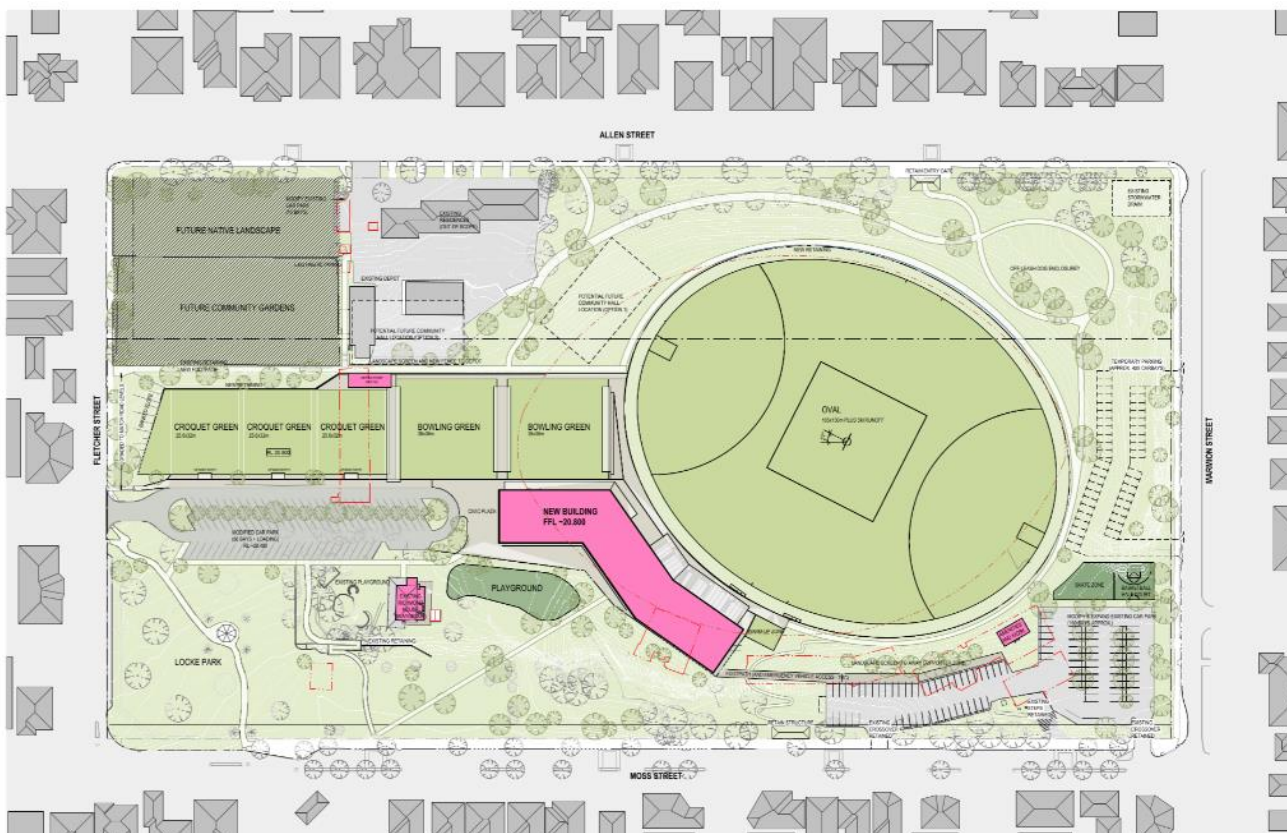
SITE INSPECTION

Not applicable.

COMMENT

The design has been progressed by the Architect (Carabiner) that has reimagined the master planning of the site and developed an outcome that achieves a more cost-effective coherent solution. Carabiner has leveraged a design based on the following key principles:

- Embracing the existing site levels
- Retaining much of the existing landscaping and topography
- Creation of integrated community facilities across the precinct
- Co-locating the croquet and bowling greens adjacent to the building
- Creating visual and community permeability through the site
- Developing a two-storey main building structure with views across the precinct
- Creating a ‘heart’ of the development with the café and playground
- Achieving a WAFL compliant facility with functional excellence
- Creating efficiencies in design to remove surplus circulation space
- Achieving sustainability through good design outcomes
- Incorporating a commercially attractive flexible health club venue
- Development of an adjusted oval with upgraded floodlighting



2130 SK.100 / E | SITE PLAN | 1 : 600 @ A1 | 01/03/2022
EAST FREMANTLE OVAL PRECINCT REDEVELOPMENT



(Proposed new Master plan layout)

Please note the above plan is provided to show the proposed building footprint and general layout for the precinct. Actual dimensions and the location of entry and exit points in the carparks are yet to be finalised.

The target remains to have the facility completed by the end of 2023, possibly early 2024.

A number of specific endorsements/approvals are required as part of the gateway process in order to progress to the next stage. This report seeks formal endorsement of:

- The progression of the design based on a \$32.5m target budget (subject to an additional contribution by the State Government)
- The revised and reduced brief and scope for the project to achieve this budget
- The revised schematic design as presented including masterplan
- The progression of the Contractor procurement process
- The progression of the Operator procurement
- Direct engagement with the precinct stakeholders by the project team

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

That Council

1. authorise the progression of the EFOPR design based on a \$32.5m target budget (subject to an additional contribution by the State Government).
2. endorse the revised and reduced brief and scope for the project to achieve this budget as detailed in the EFOPRP Gateway 1 Report
3. endorse the revised schematic design as presented in the EFOPR Gateway Report 1 (including masterplan)
4. endorse the progression of the Contractor procurement process as detailed in the EFOPR Gateway 1 Report
5. endorse the progression of the Operator procurement as detailed in the EFOPR Gateway 1 Report
6. authorise direct engagement with the precinct stakeholders by the project team

Moved Cr Collinson, seconded Cr Donovan
The adoption of the Officer's recommendation.

Amendment

Moved Cr Nardi, seconded Cr Natale

That the following point 7 be added:

7. **considers the importance of Sustainability for the Town is clear and at this stage, endorsement is sought for the current intent to create sustainable outcomes that do not result in significant construction cost increases should be referred to Council.** (CARRIED UNANIMOUSLY)

The substantive motion as amended was put.

Council Resolution 012203

AMENDED RECOMMENDATION

Moved Cr Collinson, seconded Cr Donovan

That Council

1. authorise the progression of the EFOPR design based on a \$32.5m target budget (subject to an additional contribution by the State Government).
2. endorse the revised and reduced brief and scope for the project to achieve this budget as detailed in the EFOPRP Gateway 1 Report
3. endorse the revised schematic design as presented in the EFOPR Gateway Report 1 (including masterplan)
4. endorse the progression of the Contractor procurement process as detailed in the EFOPR Gateway 1 Report
5. endorse the progression of the Operator procurement as detailed in the EFOPR Gateway 1 Report
6. authorise direct engagement with the precinct stakeholders by the project team
7. considers the importance of Sustainability for the Town is clear and the current intent is to create sustainable outcomes that do not result in significant construction cost increases without being referred to Council.

(CARRIED UNANIMOUSLY)

Mayor O'Neill returned to the meeting at 6.30pm and resumed the Chair. It was noted he did not speak or vote on the previous motion.

8 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.41pm.

*I hereby certify that the Minutes of the special meeting of the Council of the Town of East Fremantle, held on **22 March 2022**, Minute Book reference **1. to 8.** were confirmed at the meeting of the Council on*

19 APRIL 2022
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Presiding Member