



*City of Stirling*

## **Planning and Development Committee**

**5 March 2024**

# **Minutes**

To: The Mayor and Councillors

Here within the Minutes of the Planning and Development Committee meeting of the City of Stirling held Tuesday 5 March 2024 in the City of Stirling Parmelia Room, 25 Cedric Street, Stirling.

A handwritten signature in black ink, appearing to read 'S. Rodic'.

**Stevan Rodic | Chief Executive Officer**

## **Our Vision, Mission and Values**

### **Vision**

A sustainable City with a local focus.

### **Mission**

To serve our community by delivering efficient, responsive and sustainable service.

### **Values**

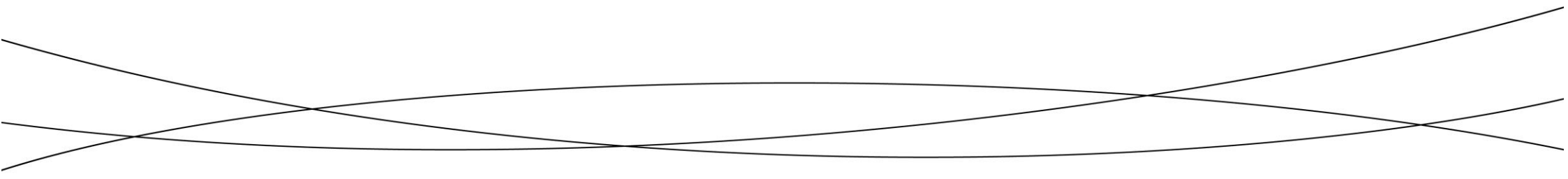
The City of Stirling's core values are:

- Approachable
- Responsive
- Transparent
- Innovative.

### **Disclaimer**

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of the Council being received.

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**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING OF TUESDAY 5 MARCH 2024 HELD IN CITY OF STIRLING PARMELIA ROOM, 25 CEDRIC STREET, STIRLING****1. OFFICIAL OPENING**

The Presiding Member declared the Planning and Development Committee meeting open at 6.00pm.

**2. ATTENDANCE AND APOLOGIES****ATTENDANCE**

**Presiding Member** Councillor Stephanie Proud JP

**Deputy Presiding Member** Councillor Suzanne Migdale (from 6.01pm)

**Members**  
Mayor Mark Irwin  
Councillor Andrea Creado  
Councillor Damien Giudici  
Councillor Chris Hatton  
Councillor Rob Papparde  
Councillor Lisa Thornton

**Observers**  
Councillor Michael Dudek  
Councillor Joe Ferrante  
Councillor Tony Krsticevic  
Councillor David Lagan  
Councillor Teresa Olow  
Councillor Karlo Perkov

**Employees**

Chief Executive Officer - Stevan Rodic  
Director Planning and Development - Amanda Sheers  
Acting Director Corporate Services - Jon Morellini  
Manager City Future - Andrew Lefort  
Manager Development Services - Giovanna Lumbaca  
Manager Governance - Jamie Blanchard  
Service Lead Built Environment and Health - Joseph Rowe-Martin  
Service Lead Council & Civic - Candice D'Castro  
Coordinator Planning Approvals - James Fletcher  
Acting Coordinator Schemes, Heritage and Policies - Ronni Howe  
Lead Governance Officer - Regan Clyde  
Lead Governance Advisor - Jackson Mawby

**Public**

0

**Press**

0

**APOLOGIES**

Nil.

**3. APPROVED LEAVE OF ABSENCE**

Nil.

#### 4. DISCLOSURES OF INTEREST

Where a member has disclosed a financial or proximity interest in an item, they must leave the room for consideration of that item.

Where a member has disclosed an impartiality interest in an item, they may remain in the room. The member is required to bring an independent mind to the item and decide impartially on behalf of the City of Stirling and its community.

Councillor Damien Giudici disclosed an Impartial Interest in Item CF2 as his children attend Inglewood Primary School.

Councillor David Lagan disclosed an Impartial Interest in Item CF2 as he is an employee of the Department of Education.

#### 5. CONFIRMATION OF MINUTES

**Moved Councillor Hatton, seconded Councillor Giudici**

**That the Minutes of the Planning and Development Committee of 6 February 2024 be confirmed as a true and correct record of proceedings.**

**The motion was put and declared CARRIED (8/0).**

**For:** Councillors Creado, Giudici, Hatton, Migdale, Papatde, Proud, Thornton and Mayor Irwin.

**Against:** Nil.

#### 6. ANNOUNCEMENTS BY THE PRESIDING MEMBER

The Presiding Member wished the Director Planning and Development Amanda Sheers a happy birthday, and welcomed Joseph Rowe-Martin, James Fletcher and Ronni Howe in their new roles - Service Lead Built Environment and Health, Coordinator Planning Approvals and Acting Coordinator Schemes Policies and Heritage, respectively.

## 7. PLANNING AND DEVELOPMENT COMMITTEE ITEMS

### DEVELOPMENT SERVICES

#### DS1 DA23/1167 - AMENDMENT TO DA07/1259 - REMOVAL OF CONDITION 2, LOT 101, HOUSE NUMBER 273, EWEN STREET, WOODLANDS

Business Unit:	Development Services	Service: Planning Services
Ward:	Doubleview	Location: <a href="#">Lot 101, House Number 273, Ewen Street, Woodlands</a>
Applicant:	Abweh Pty Ltd	

#### Role

Quasi-Judicial - *Determining applications from the community.*

**Moved Mayor Irwin, seconded Councillor Hatton**

#### THE COMMITTEE RECOMMENDS TO COUNCIL

1. That pursuant to Schedule 2, Clause 77(1)(b) and (4) of the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended), the application for the deletion of Condition 2 on DA07/1259 for Lot 101, House Number 273, Ewen Street, Woodlands be APPROVED.
2. That Council RESOLVES that the Mayor and Chief Executive Officer be authorised to sign/affix the common seal of the City of Stirling to the necessary documentation required to the effect of the withdrawal of the caveat.

The motion was put and declared CARRIED (8/0).

**For:** Councillors Creado, Giudici, Hatton, Migdale, Papatde, Proud, Thornton and Mayor Irwin.

**Against:** Nil.

## Recommendation

1. That pursuant to Schedule 2, Clause 77(1)(b) and (4) of the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended), the application for the deletion of Condition 2 on DA07/1259 for Lot 101, House Number 273, Ewen Street, Woodlands be APPROVED.
2. That Council RESOLVES that the Mayor and Chief Executive Officer be authorised to sign/affix the common seal of the City of Stirling to the necessary documentation required to the effect of the withdrawal of the caveat.

## Purpose

To consider a development application for the deletion of Condition 2 on DA07/1259 – Child Care Premises for Lot 101, House Number 273, Ewen Street, Woodlands.

## Details

### Site Context

The subject site is within the Stirling City Centre Special Control Area and is situated approximately 150m south-west of the intersection of Scarborough Beach Road and Odin Road and approximately 1.9km south-west of the City of Stirling Administration Building. The site is zoned 'Central City Area' under the Metropolitan Region Scheme (MRS) and 'Development' under the City of Stirling Local Planning Scheme No.3 (LPS3) (Attachment 1). The draft Stirling City Centre Structure Plan designates the site as 'City Centre Sector'.

### Background

On 17 October 2023 an application was lodged (DA23/1167 refers) seeking to amend DA07/1259 – Child Care Premises (Attachment 2). The proposed amendment seeks to delete Condition 2 of a development approval issued on 14 September 2007 by the City for a Child Care Premises at Lot 101, House Number 273, Ewen Street, Woodlands. A summary of the existing Child Care Premises is provided below:

- Maximum occupancy of 35 children;
- Operational between the hours of 7.00am to 6.00pm weekdays and between 8.00am and 6.00pm on weekends;
- Provision of seven existing car parking bays on-site; and
- Caveat registered against the certificate of title of the subject site requiring car parking on Lot 4 and 5 Ewen Street for the use of staff of the Child Care Premises.



### Application History

Condition 2 of DA07/1259 relates to the requirement for a caveat registered against the certificate of title of the subject site and requires the use of car parking on adjacent sites to the north. Condition 2 is worded as follows:

*“The Applicant entering into a legal agreement (supported by a caveat) to ensure the ongoing provision of staff parking for the Child Care Centre within the proposed office/showroom development on Lots 4 and 5 on the opposite side of Ewen Street to the satisfaction of the Manager Policy and Strategic Development”.*

The car parking bays required under Condition 2 were to be provided on an office/showroom development that was indicated on an Outline Development Plan approved in 2006. As the office/showroom development has not been undertaken, the bays required under Condition 2 of DA07/1259 have not been constructed.

### **Planning Assessment**

Condition 2 of DA07/1259 requires six car parking bays to be made available as part of an office/showroom development opposite the subject site, Lot 4 and Lot 5 Ewen Street, Woodlands. These six car parking bays have not been constructed, nor the associated office/showroom development. The Child Care Premises has been operating since its 2007 approval without these bays.

Under the City’s current local planning framework the existing seven on-site car parking bays meet the required car parking numbers for a Child Care Premises of this size. The City’s assessment has concluded that removal of Condition 2 of DA07/1259 is supportable for the following reasons:

- Condition 2 of DA07/1259 is unenforceable as it is linked to a proposed development from 2007 that has not been undertaken; and
- The proposed amendment to DA07/1259 is considered to satisfy the relevant objectives of LPS3, the Stirling Special Control Area and the applicable local planning policies;
- The Child Care Premises complies with the required number of car parking bays under the City’s current local planning framework;
- The Child Care Premises has been operating since 2007 without the six car parking bays being provided on the opposite property, with no recorded parking infringements;
- Removal of Condition 2 of DA07/1259 will not affect the existing operation of the Child Care Premises.

Should the owner of the properties opposite the subject site wish to undertake removal of the caveat registered against the respective certificates of title, a request may be lodged with the City and undergo the administrative proceedings for action and execution by the Mayor and/or Chief Executive Officer.

## Financial Assessment and Implications

Nil.

## Stakeholder Engagement

The proposed amendment was advertised under the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Stirling Local Planning Policy 6.18 Public Consultation (LPP6.18). The City's LPP6.18 defines Child Care Premises as 'complex' development applications and as such the proposed amendment underwent public consultation in the following manner and form:

- Approximately 268 letters issued to owners and occupants within a 200m radius of the site;
- An advertising sign erected on-site describing the proposal;
- Copies of the proposal made available for viewing on the City's website and at the City of Stirling Administration Centre; and
- Public comment open for a period of 35 days between 4 December 2023 and 8 January 2024, being 28 days plus an additional seven days as required where proposals are advertised over 'excluded holiday periods'.

No submissions were received in relation to the proposed development.

## Relevant Policies, Legislation and Council Resolutions

The following key legislation, and regulations are applicable to the development application:

[Local Government Act 1995;](#)

[Planning and Development Act 2005;](#)

[Planning and Development \(Local Planning Schemes\) Regulations 2015; and](#)

[City of Stirling Local Planning Scheme No.3.](#)

## Sustainable Stirling 2022-2032

**Key Result Area:** Our built environment

**Objective:** A liveable City

**Priority:** Improve the quality, liveability and identity of local areas

**Strategic Risk**

Strategic Risk	Risk Appetite
Community	The City will ensure that it engages with the community in accordance with its Community and Stakeholder Engagement Plan.

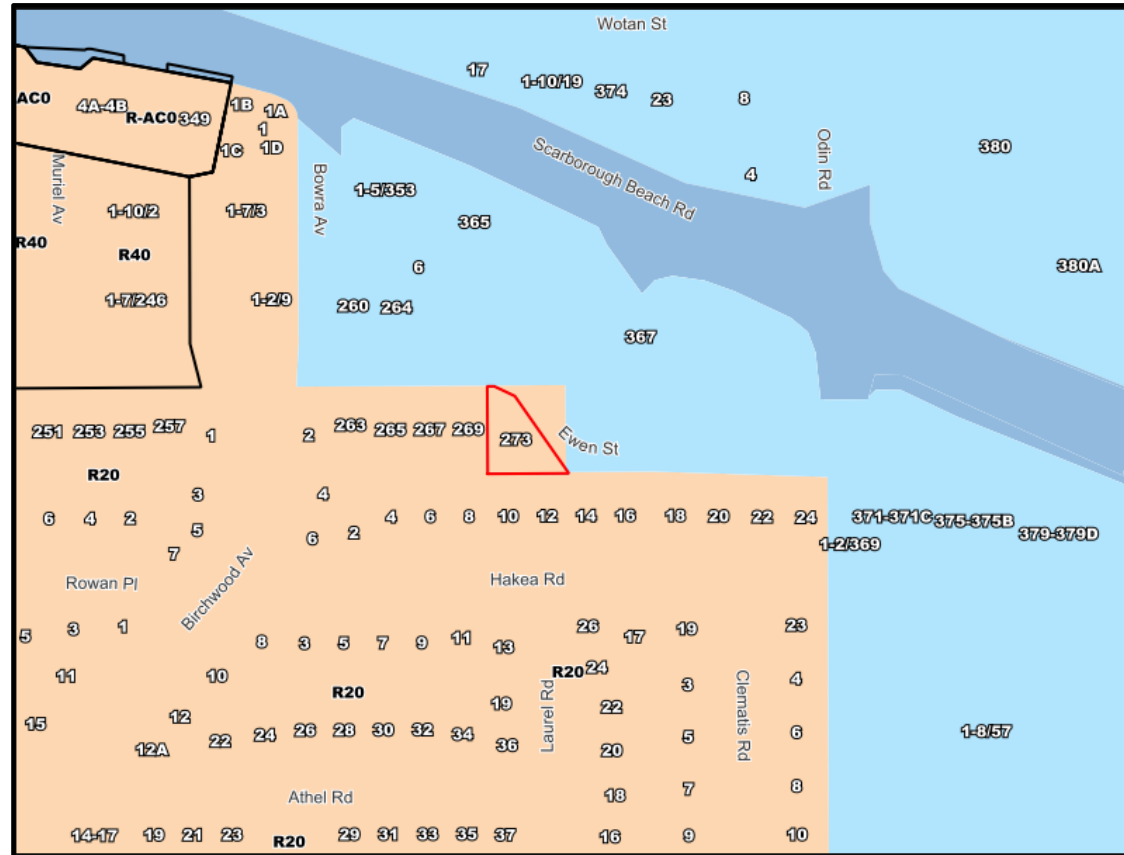
**Relevant Documents and Information**
Attachments

Attachment 1 - Metropolitan Region Scheme and Local Planning Scheme No.3 Zoning Map [↓](#)

Attachment 2 - DA07/1259 - Existing Development Approval

Linked Documents

Nil.



(Metropolitan Region Scheme Map)







No: DA07/1259

**CITY OF STIRLING**  
DISTRICT PLANNING SCHEME No. 2**APPROVAL TO COMMENCE DEVELOPMENT**

**OWNER OF LAND:** *DELTAVIEW PTY LTD*  
*1/567 HAY STREET*  
*DAGLISH WA 6008*

**APPLICANT:** *OLDFIELD KNOTT ARCHITECTS PTY LTD*  
*567 HAY STREET*  
*DAGLISH WA 6008*

**DEVELOPMENT:** *CHILD CARE CENTRE FOR 35 CHILDREN*

**SITE:** *LOTS 3 & 4 HN.271 & 273 EWEN STREET WOODLANDS WA*  
*6018*

**APPROVAL DATE:** *14/09/2007*

**EXPIRY DATE:** *14/09/2009*

**BUILDING  
COPY**

Approval to commence development in accordance with the Application lodged on 30/05/2007 is granted subject to the Schedule of Conditions specified hereunder.

This approval is valid for a period of two years only. If development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing development.

Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.

Should the applicant be aggrieved by this decision, a right of review may exist pursuant to the State Administrative Tribunal Act 2004. A request for review should be made within 28 days of notice of this decision to the State Administrative Tribunal.

**SCHEDULE OF CONDITIONS**

1. Submission of a Noise Acoustic Assessment report to the satisfaction of the Manager Health and Compliance.
2. The Applicant entering into a legal agreement (supported by a caveat) to ensure the ongoing provision of staff parking for the Child Care Centre within the proposed office/showroom development on Lots 4 and 5 on the opposite side of Ewen Street to the satisfaction of the Manager Policy and Strategic Development.
3. The above condition relating to the legal agreement to be complied with once formal closure and realignment approval of Ewen Street has been granted. During construction of realigned Ewen Street, temporary staff parking is to be made available on the development to the north to the City's satisfaction.
4. The parking bays on site to be sealed, drained line marked and maintained in good repair. The bays to be made available free of cost to employees and visitors during business hours.
5. Any existing crossovers not included as part of the proposed development on the approved plan being closed and the kerb and verge reinstated.
6. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved landscape plan and maintained in good condition thereafter to the City's satisfaction. The landscape plan to be to the satisfaction of the City and is to include verge areas.

No: DA07/1259

### APPROVAL TO COMMENCE DEVELOPMENT

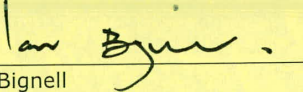
7. A separate signage strategy to be submitted to the City for approval prior to application for any sign licences.
8. The hours of operation of the Child Care Centre to be restricted to 7.00am to 6.30pm Monday to Friday on weekdays and 8.00am to 6.00pm on weekends.
9. The maximum number of children being restricted to 35 at any one time.
10. Activity rooms facing residential properties to be double glazed and not able to be opened.
11. The fencing to the future realignment of Ewen Street to comply with the City's Streetscape Fencing policy as indicated on the approved plan.
12. Provision of 1.8 metre high masonry wall along the side and rear boundaries behind the front building setback line. The surface finish of the wall facing a neighbour should be to their satisfaction or in the case of a dispute to the City's satisfaction.
13. The provision of a 1.5 metre visual truncation to the north west boundary. The visual truncation using see-thru swimming pool fencing is acceptable as long as it remains open and no landscaping obstructs the area.
14. A minimum of 5 visitor parking spaces to be available on site at all times and to be marked accordingly. A minimum of 8 staff parking bays to be provided on site or alternative arrangements entered into with the City in this respect as per condition 2 of this approval.

### ADVICE TO THE APPLICANT

In addition to the above conditions, the applicant is advised that a number of other requirements may apply to the development under other legislation, including but not limited to:

1. This approval relates to the construction of the Child Care Centre on the site whether the realignment of Ewen Street proceeds or not. Conditions relating to the Legal Agreement and the need to provide off street staff parking will not be relevant should the Ewen Street realignment not be proceeded with.
2. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been Issued.
3. Approval of the Department for Community Services (Child Care Services Board).
4. This is a Development Approval of the City of Stirling under its District Planning Scheme and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
5. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.

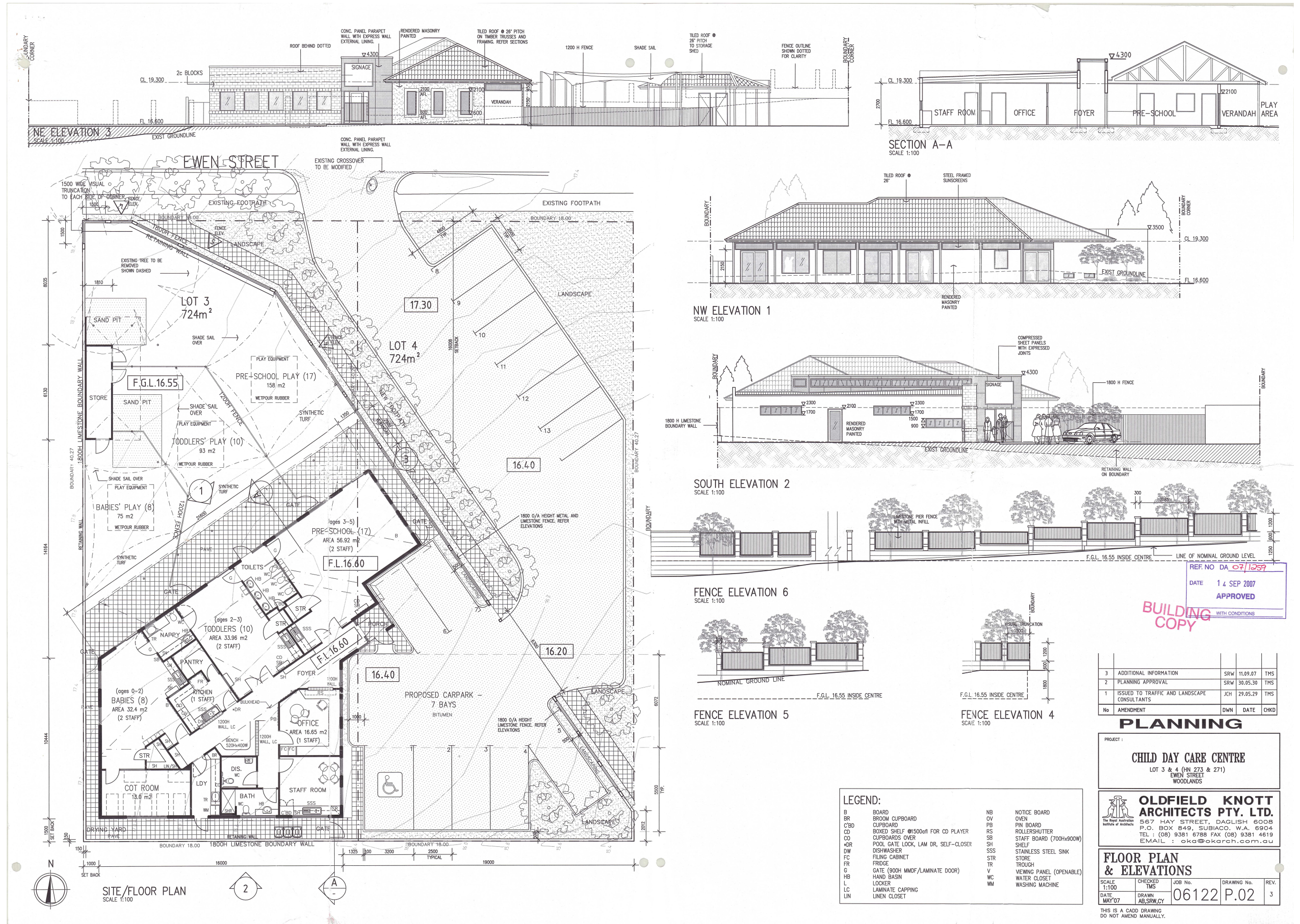
**\*\*\* PLEASE NOTE: THIS APPROVAL IS NOT A BUILDING LICENCE \*\*\***

  
Ian Bignell  
Manager Policy and Strategic Planning

ISSUE DATE: 14 September 2007

Contact Officer: Bruce Gardner - 9345 8747





REF NO DA 07/1259  
DATE 14 SEP 2007  
APPROVED  
WITH CONDITIONS

BUILDING COPY

No	AMENDMENT	DWN	DATE	CHKD
3	ADDITIONAL INFORMATION	SRW	11.09.07	TMS
2	PLANNING APPROVAL	SRW	30.05.30	TMS
1	ISSUED TO TRAFFIC AND LANDSCAPE CONSULTANTS	JCH	29.05.29	TMS

**PLANNING**

PROJECT:  
**CHILD DAY CARE CENTRE**  
LOT 3 & 4 (H/L 273 & 271)  
EWEN STREET  
WOODLANDS

**OLDFIELD KNOTT ARCHITECTS PTY. LTD.**  
567 HAY STREET, DAGLISH 6008  
P.O. BOX 849, SUBIACO, W.A. 6904  
TEL : (08) 9381 6788 FAX (08) 9381 4619  
EMAIL : oka@okarch.com.au

**FLOOR PLAN & ELEVATIONS**

SCALE	CHECKED	JOB No.	DRAWING No.	REV.
1:100	TMS			
DATE MAY 07	DRAWN AB,SRW,CY	06122	P.02	3

THIS IS A CADD DRAWING  
DO NOT AMEND MANUALLY.

## CITY FUTURE

### CF1 TELESCOPES AND/OR BINOCULARS ALONG COASTAL WALK

**Installation of fixed telescopes and/or binoculars along coastal walk between Watermans Bay and Scarborough**

Business Unit:	City Future	Service: Economic Development
Ward:	Coastal	Location: Watermans Bay to Scarborough
Applicant:	Not Applicable	

#### Role

Executive - *Governing the City and the community through executive powers.*

**Moved Councillor Papatde, seconded Councillor Migdale**

#### THE COMMITTEE RECOMMENDS TO COUNCIL

**That Council APPROVES the installation of one set of fixed free-to-use public binoculars along the coastal walk between Watermans Bay and Scarborough.**

**The motion was put and declared CARRIED (8/0).**

**For:** Councillors Creado, Giudici, Hatton, Migdale, Papatde, Proud, Thornton and Mayor Irwin.

**Against:** Nil.

#### Recommendation

That Council APPROVES the installation of one set of fixed free-to-use public binoculars along the coastal walk between Watermans Bay and Scarborough.

## Purpose

To present a pre-feasibility study, investigating the viability of installing fixed public telescopes or binoculars along the coastal walkway between Watermans Bay and Scarborough foreshore. This is in response to the Notice of Motion presented by former Councillor Felicity Farrelly at the Council meeting held 15 August 2023 (Council Resolution Number 0823/043).

## Details

The City is committed to looking for improvements to the coastal foreshore and walkways, particularly the popular coastal walkway between Watermans Bay and Scarborough. The potential addition of fixed public telescopes or binoculars would enhance the visitor experience by offering panoramic views of the coastline, marine wildlife, and natural features. Based on the Notice of Motion, a pre-feasibility study has been undertaken (Attachment 1).

Currently, only fixed binoculars are available on the market, primarily found in national parks, tourist areas, and historical sites across Australia. Challenges in sourcing telescopes led to a decision to focus solely on binoculars for this report. Two suppliers of fixed binoculars have been identified; Saxon Splendour Trading Australia, located in Melbourne, and Polish company BrightStar.

Irrespective of supplier, the cost of each set of fixed binoculars is approximately \$7,500 including installation. The City has been advised that the binoculars typically last around five years before requiring any major maintenance or replacement of parts.

Potential sites have been identified between Scarborough and North Beach, with the exact location(s) being determined based on the view and installation requirements in collaboration with the Facilities, Projects & Assets Business Unit. In addition, privacy considerations will also be assessed during installation.

If visitors were to be charged to use the binoculars to offset the capital cost, a coin-operated mechanism or digital payment system would be required, which needs a power supply in the form of a charging point or batteries. Coin-operated machines are more susceptible to vandalism, and will require more maintenance and staff resources to monitor and empty the coin boxes, receipt, and bank funds. Digital payment systems for a minimal fee may discourage use of the binoculars. Therefore, should Council wish to proceed with this project, it is recommended that the binoculars be free to use. It is also recommended that one set of fixed binoculars be installed in the first instance to determine the success or otherwise. Additional sets of binoculars could be purchased and installed at various key vantage points along the walk at a later date, should Council resolve to do so.

The proposal for fixed public binoculars will enhance the coastal walkway experience and aligns with the City's Strategic Community Plan 2022-2032 and the Economic and Tourism Development Strategy 2021-2025. This could contribute to the overall visitor experience, which has the potential to provide an economic benefit to local businesses.

### Recommended Action

It is recommended that the City install one set of public binoculars along the coastal walk between Watermans Bay and Scarborough at a suitable location to be determined.

### Financial Assessment and Implications

There is currently no planned budget for the supply and installation of fixed public binoculars along the coastal walkway in the 2024/2025 financial year. Should the recommendation be approved, appropriate funding will be included in the budget for the 2024/2025 financial year.

### Stakeholder Engagement

Nil.

### Options Summary

The following options were considered.

	<b>OPTIONS</b>
1.	That Council APPROVES the installation one set of fixed free to use public binoculars along the coastal walk between Watermans Bay and Scarborough.
2.	That Council APPROVES the installation of three fixed free to use public binoculars along the coastal walk between Watermans Bay and Scarborough.
3.	That the City DOES NOT proceed with the installation of any fixed public binoculars along the coastal walk between Watermans Bay and Scarborough.

## Relevant Policies, Legislation and Council Resolutions

Meeting Date	Council Resolution Number	Council Resolution
15 August 2023	0823/043	That the City UNDERTAKES a pre-feasibility study to consider the installation of fixed public telescopes or binoculars on the coastal walkway between Watermans Bay and Scarborough foreshore and that a report be PRESENTED to a future meeting of the Planning and Development Committee by March 2024.

## Sustainable Stirling 2022-2032

**Key Result Area:** Our economy

**Objective:** A vibrant City

**Priority:** Encourage and support tourism growth

## Relevant Documents and Information

### Attachments

Attachment 1 - Pre-Feasibility Study - Fixed public telescope or binoculars. [↓](#)

### Available for viewing at meeting

Nil

### Linked Documents

Nil



## Pre-Feasibility Study

### Fixed public telescopes or binoculars along the coast.

#### **Introduction:**

The City has conducted a pre-feasibility study to install fixed public telescopes or binoculars along the coastal walk between Watermans Bay and Scarborough. This study was conducted in response to the Notice of Motion presented by Councillor Farrelly during the council meeting held on 15 August 2023.

#### **Technical and Financial analysis:**

The study assessed the technical feasibility and financial viability of the project by determining what type of fixed binoculars and telescopes are available that would be suitable along the coastal walk, the cost, and maintenance requirements.

Only fixed binoculars have been identified as being available and these are commonly located in national parks, tourist, and historical sites around Australia. Two companies have been identified which can supply fixed binoculars, one based in Melbourne, Australia, and the other in Poland.

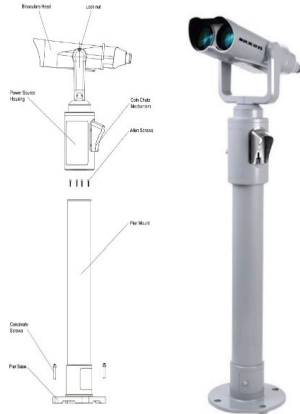
Irrespective of supplier, the cost of each set of fixed binoculars is approximately \$6,000, with an estimated the installation cost of \$1,000 per unit.

If the City were to charge visitors to use the binoculars to offset the capital cost, a coin-operated mechanism would be required which needs a power supply in the form of a charging point or batteries. Coin-operated machines are more susceptible to vandalism, will require more maintenance and staff resources to monitor and empty the coin boxes, receipt, and bank funds.

Should the City proceed with this project, the binoculars should be free to use which is likely to increase their use, provide an incentive to visit the coast and will not require a power source or additional staff resourcing.

The table below provides a summary of the two options:



Company	Location	Cost (3 units)	Diagram
Saxon Splendour Trading Australia	Melbourne, Australia	Product (x3) ~\$16,500 +GST	
		Shipping ~\$450 +GST	

**Key points:**

- Coin-operated or free-to-use.
- 3-year warranty and is expected to last for 5 years before requiring new parts.
- Simple installation process. The product must be built/installed on a concrete floor by the City.
- Maintenance and replacement parts for the product must be sourced by the City.
- Coin-operated binoculars require a charging point, while free community use does not require one.
- For coin-operated machines, monitoring and emptying the coin canister would need to be undertaken by the City.



BrightStar	Poland	Product (x3) ~\$14,000
		Shipping ~\$3,300



- Coin-operated or free-to-use, EFTPOS facilities, and solar-operated option.
- No warranty and is expected to last for 5 years before requiring new parts. Regeneration sets (handles, external eyepiece elements, tools) are available.
- Simple installation process. The product must be built/installed on a concrete floor by the City.
- Maintenance and replacement parts for the product must be sourced by the City.
- Coin-operated binoculars require a charging point, while free community use does not require one.
- For coin-operated machines, monitoring and emptying the coin canister would need to be undertaken by the City.

**Market analysis:**

If the City proceeds with this project it is recommended that one set of fixed binoculars be installed as a trial. If the community shows interest in the binoculars, then additional sets could be purchased and installed at various key vantage points along the walk.

Alternatively, the implementation of fixed binoculars may better align with the proposed North Scarborough to South Trigg Boardwalk and the further installation of additional fixed binoculars could be installed along a future boardwalk.

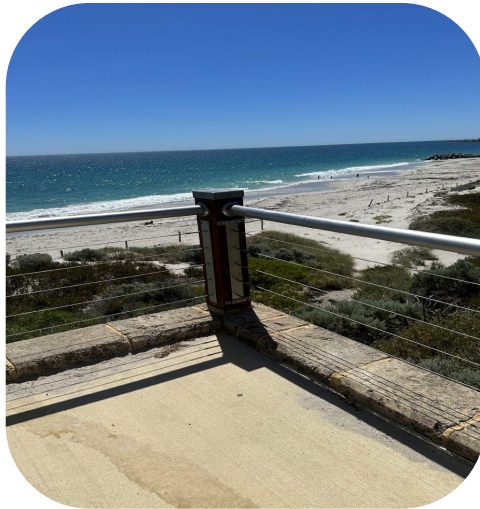
**Environmental, Legal and Risk analysis:**

If this project is not aligned with a future boardwalk between North Scarborough and South Trigg, three potential locations for the installation of the binoculars have been identified as per the photos below. These areas already contain a concrete base which would potentially be suitable for installation would have a minimal environmental impact.





Potential locations for the installation of the binoculars



North Beach



Trigg



Scarborough

Please note that this is a preliminary assessment identifying the availability of public fixed telescopes or binoculars, where they could be located, cost, ongoing maintenance and risks associated with the project. A full feasibility study including customer engagement will be required to assess the viability of the project.

Councillor Damien Giudici disclosed an Impartial Interest in Item CF2 as his children attend Inglewood Primary School.

Councillor David Lagan disclosed an Impartial Interest in Item CF2 as he is an employee of the Department of Education.

**CF2            UPDATES TO THE CITY OF STIRLING HERITAGE SURVEY AND/OR HERITAGE LIST - CITY OWNED/MANAGED PROPERTIES**

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	City Wide	Location: Not Applicable
Applicant:	Not Applicable	

**Role**

Executive - *Governing the City and the community through executive powers.*

**Moved Councillor Giudici, seconded Mayor Irwin**

**THE COMMITTEE RECOMMENDS TO COUNCIL**

**That Council ENDORSES the addition of the following properties to the City’s Local Heritage Survey as Management Category 2A:**

- a.    Dianella Library: 44 Chester Avenue, Dianella; and**
- b.    Inglewood Pre-Primary School: 6 Hamer Parade, Inglewood.**

**The motion was put and declared CARRIED (8/0).**

**For:** Councillors Creado, Giudici, Hatton, Migdale, Papatheodorou, Proud, Thornton and Mayor Irwin.

**Against:** Nil.

## Recommendation

That Council ENDORSES the addition of the following properties to the City's Local Heritage Survey as Management Category 2A:

- a. Dianella Library: 44 Chester Avenue, Dianella; and
- b. Inglewood Pre-Primary School: 6 Hamer Parade, Inglewood.

## Purpose

The purpose of this report is to consider outstanding nominations to add Inglewood Pre-Primary School, Dianella Library and Cottonwood Crescent Natural Reserve (Dianella) to the City's Heritage Survey and/or Heritage List.

## Background

In September 2018 the City called for nominations for places to be added to the City's Local Heritage Survey and/or Heritage List under Local Planning Scheme No.3 (LPS3). This was done to ensure the City satisfied its statutory obligation to review its Local Heritage Survey every five to eight years. The City engaged a Heritage Consultant to review all nominations and prepare or update place records for each nominated place.

At its meeting held 11 October 2022, Council endorsed a number of changes to the Local Heritage Survey and Heritage List (Council Resolution Number 1022/004). At that time, the decision to include several nominated properties owned by the City was deferred to allow for consideration of operational matters and to align with the City's long term strategic intent for the properties. These properties are:

- a. Dianella Library – 44 Chester Avenue, Dianella (freehold land)
- b. Inglewood Pre-Primary School – 6 Hamer Parade, Inglewood (Crown land under management order)
- c. Cottonwood Crescent Natural Reserve, Dianella (Crown land under management order)

At its meeting held 15 August 2023, Council endorsed the Land Asset Action Plan 2023-2028 and its recommendations (Council Resolution Number 0823/031). The Land Asset Action Plan considered heritage value as part of an overall assessment of each property.

The Place Records for these properties are included in Attachments 1, 2, 3 and 4.

The 11 October 2022 Council resolution also called for these properties to be considered by the City's Strategic Property Advisory Group. As the role of that group evolved, and has since been disbanded, the properties were not considered by that group.

## Details

The City has a statutory obligation through various legislation to ensure that it identifies and records places that are, or that might become, places of cultural heritage significance, and to protect those places where appropriate.

Inclusion on the City's Local Heritage Survey does not place any statutory planning controls over a place but identifies the heritage value of a place without restricting its future use. However, inclusion on the Heritage List requires future development of those properties to comply with LPS3 provisions relating to the preservation of the place. Inclusion on the City's Heritage List should be reserved for those properties with high heritage significance.

There are 485 properties on the City's Local Heritage Survey and 57 properties on the City's Heritage List.

The City's officers have reviewed the three nominated properties that are the subject of this report, and the following comments are made in relation to each.

### Dianella Library – 44 Chester Avenue, Dianella (freehold land)

The Place Record prepared for Dianella Library states that the building was constructed in 1977, and extensively modified in 2014, including alterations to the roof in 2014. Its authenticity is identified as 'Medium', reflecting the changes that have taken place to the building. The Place Record also states that should it be added to the City's Heritage List, it would be the lowest category – Category C – a place of some Cultural Heritage Significance. The Statement of Significance for the property identifies that *the place is representative of the development of local government in the City of Stirling and its civic buildings in the 1970s; and the place is valued by the community as a public library.*

As the building has been modified over time and the site only has some cultural heritage significance, it is recommended that this property not be placed on the City's Heritage List.

### Inglewood Pre-Primary School – 6 Hamer Parade, Inglewood (Crown land under management order)

The Place Record prepared for Inglewood Pre-Primary School states that the building was originally constructed as a tennis club in the 1920s. Although it is of 'Moderate' authenticity, it has been moved from its original location and consequently, has lost some of its connection to its original locality. It has aesthetic value as a timber framed community building dating from the inter war period, and historical value as it has a long history of community use.

The property is currently used for educational purposes, but its long-term future use by the Department of Education is uncertain. The building is also known to contain asbestos, but this is currently managed.

As the property has lost some of its authenticity over time, its conservation value is low and therefore adding this place to the Heritage List is not recommended currently.

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Cottonwood Crescent Natural Reserve, Dianella (Crown land under management order)

Cottonwood Crescent Natural Reserve is already on the City's Local Heritage Survey; however, the Place Record has been reviewed to determine whether it should be added to the Heritage List.

The Place Record states that the reserve has high authenticity, and aesthetic value as it forms an attractive bushland reserve that contrasts strongly with the surrounding urban landscape. It has historical value as it contains the remnant of an old limestone road believed to once link Guildford with the coast, and scientific value as one of the few remaining remnant banksia bushland corridor and is an important habitat for flora and fauna now rarely found in the metropolitan area.

Remnant Banksia Woodland is protected federally which limits what can occur on those parts of the reserve which contain threatened ecological communities associated with Banksia Woodland. Additionally, the reserve is zoned Public Open Space under LPS3, and the City proactively manages this land.

For these reasons, adding the place to the Heritage List is not recommended as there are sufficient controls in place to ensure the conservation and protection of the reserve.

### **Recommended Action**

In determining whether to recommend inclusion on the City's Heritage List (under LPS3), officers were guided by the principle of conserving and protecting these places, where appropriate, into the future. Based on the review that has been undertaken, placing them on the Heritage List is not necessary at this time.

The inclusion of Dianella Library and Inglewood Pre-Primary School onto the City's Local Heritage Survey is recommended as it allows the City to continue to monitor the heritage value of the sites, without placing any statutory restriction over them. In the future, the City may seek to elevate the places to the Heritage List to provide greater statutory protection.

It is therefore recommended that Dianella Library and Inglewood Pre-Primary School be added to the City's Local Heritage Survey as Management Category 2A "conservation desirable property".

### **Policy and Legislative Implications**

The Planning and Development (Local Planning Schemes) Regulations 2015 require local governments to establish and maintain a heritage list to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation and outlines the process to be followed in maintaining a heritage list.

The *Heritage Act 2018* requires that a local government must prepare a local heritage survey of places in its district that in its opinion are, or may become, of cultural heritage significance and outline the process to be followed in preparing and maintaining a local heritage survey.

### Financial Assessment and Implications

Nil.

### Stakeholder Engagement

As the City is the landowner and/or managing authority there are no private landowners requiring consultation.

If in the future the sites are to be elevated onto the City's Heritage List the City will undertake consultation in line with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the *Heritage Act 2018*.

### Relevant Policies, Legislation and Council Resolutions

[Heritage Act 2018](#)

[Planning and Development \(Local Planning Schemes\) Regulations 2015](#)

[Local Government Act 1995](#)

Meeting Date	Council Resolution Number	Council Resolution
11 October 2022	1022/004	<ol style="list-style-type: none"> <li>1. That Council ENDORSES the proposed changes to the Heritage List and Local Heritage Survey as shown in Attachment 1.</li> <li>2. That a further report be PRESENTED to a future Planning and Development Committee meeting in relation to City owned assets recommended for inclusion on the Heritage List once these places have been reviewed by the City's Strategic Property Advisory Group.</li> </ol>

## Sustainable Stirling 2022-2032

**Key Result Area:** Our built environment

**Objective:** A liveable City

**Priority:** Improve the quality, liveability and identity of local areas

### Strategic Risk

Strategic Risk	Risk Appetite
Governance	The City will act with integrity and implement appropriate processes and controls to avoid breach of legislation.

### Relevant Documents and Information

#### Attachments

Attachment 1 - Dianella Library - Place Record July 2019 [↓](#)

Attachment 2 - Inglewood Pre Primary (formerly known as Mount Ingle Tennis Club Pavilion) - Place Record July 2019 [↓](#)

Attachment 3 - Cottonwood Reserve (Part of the Dianella Bushland Collective) Place Record February 2007 [↓](#)

Attachment 4 - Cottonwood Reserve (site specific) Place Record July 2019 [↓](#)

#### Available for viewing at meeting

Nil

#### Linked Documents

Nil.

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City of Stirling  
Local Government Heritage Inventory

**Dianella Library**



Dianella Library (element, 2019)

<b>OTHER NAMES</b>	---
<b>LOCATION</b>	
Address	44 Chester Avenue
Suburb	Dianella
<b>LAND TITLE INFORMATION</b>	
Lot/Location	79
Diagram/Plan	52546
<b>OWNERSHIP</b>	City of Stirling
<b>DESCRIPTION</b>	
Place Type	Individual Building or Group
Construction Date	c.1978
Date Source	Landgate
Internal Inspection	Yes
Construction Materials	Brick, render, plaster and metal
Architectural Period	Late-Twentieth Century
<b>USE</b>	
Original Use	EDUCATIONAL – Library
Present Use	EDUCATIONAL – Library
Other Previous Use	--

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 City of Stirling  
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### DESCRIPTION NOTES

Condition	Excellent
Integrity	High
Authenticity	Medium

Dianella Library is constructed of rendered brick in the Late Twentieth Century International style. The roof is irregular in shape with corrugated metal sheeting. The roof comprises two skillion clerestories and one high pitched gable roof projection. Internally, the building comprises an open plan library with reception and back of house amenities. The ceiling of the library has two openings which allows light from the clerestory windows to fill the building. Modern fittings and fixtures are installed throughout with carpet floors and painted plaster rendered walls.

### HISTORICAL NOTES

In 1977, plans were prepared for Dianella Library, designed by Johnson and Chrystal Architects. The following year, Lot 79 was subdivided and by September 1979, Dianella Library was constructed over the site.<sup>1</sup> The original design of Dianella Library included an entrance foyer, control bay, librarian office, library, courtyard, activities area, work room, staff room, information centre and service rooms. Based on the original architectural drawings, the ceiling over the library included three identical square openings with a projected skylight above. Beneath each skylight opening was an audio post with table.

Modifications to the roof materials and interior fitout were carried out in 2014.<sup>2</sup> The modifications were extensive and included the enclosure to the outdoor courtyard in order to accommodate additional library space and books, new cosmetic finishing's and modern equipment. An opening to the ceiling was concealed with cement fibro sheeting, reducing the amount of natural light entering the building from the ceiling. A mural was painted to the elevations of the place in 2014 by Paul Deej.<sup>3</sup>

### SIGNIFICANCE

<b>Aesthetic Value:</b>	Dianella Library is a good representative of a Late Twentieth Century style of architecture in the City of Stirling.
<b>Historic Value:</b>	The place is associated with the growth and development of Dianella and the development of local government services in the City of Stirling.
<b>Scientific Value</b>	---
<b>Social Value:</b>	The place is valued by the community as a public library.

### STATEMENT OF SIGNIFICANCE

Dianella Library, a style single-storey rendered brick and corrugated roof library building, in the Late-Twentieth Century International style, has cultural heritage significance for the following reasons:

*the place is representative of the development of local government in the City of Stirling and its civic buildings in the 1970s; and*

1 (Landgate 2019, accessed January 22)  
 2 (Landgate 2019, accessed January 22)  
 3 (Paul Deej 2014, accessed January 22)

**8.1901**

City of Stirling  
Local Government Heritage Inventory

*the place is valued by the community as a public library.*

**MANAGEMENT**

Management Category: C (Some Significance)

**ASSOCIATIONS**

Johnson & Chrystal Architects

**HERITAGE LISTINGS**

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**OTHER IMAGES**



Dianella Library, prior to the 2014 refurbishment (Google, accessed January 8, 2019)



Dianella Library, following the 2014 refurbishment (element, 2019)



View of the clerestory (element, 2019)

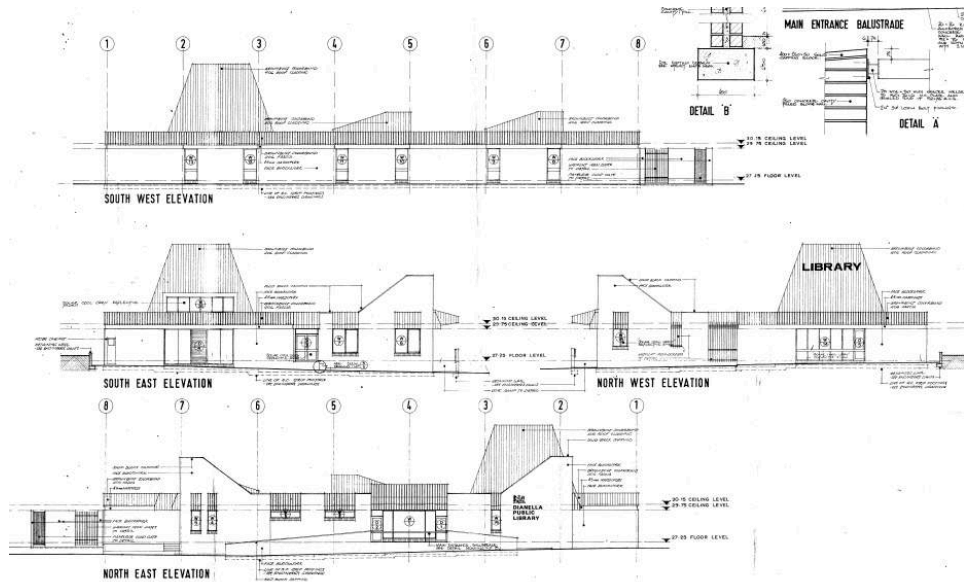


View of the concealed opening (element, 2019)

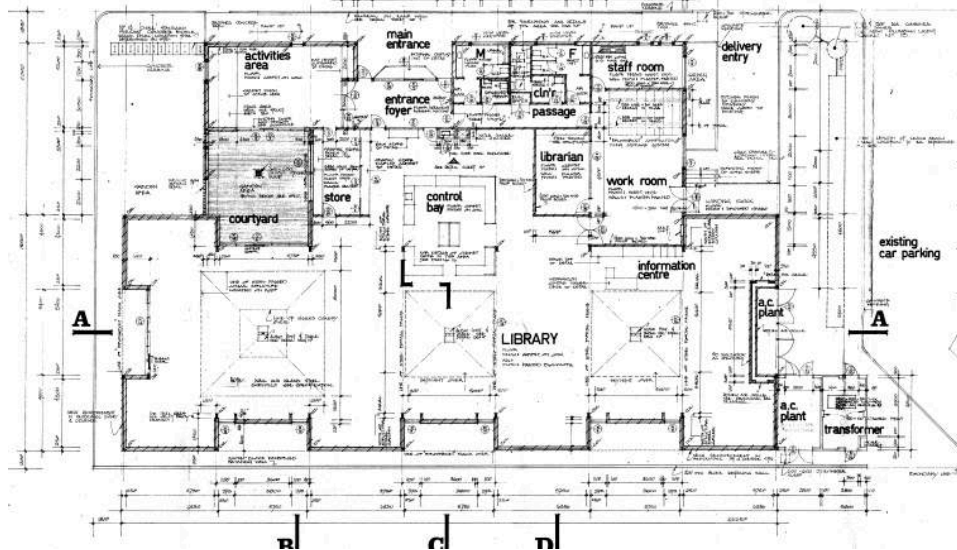
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Extract of the 1977 elevations for Dianella Library (Johnson and Chrystal Architects, Sheet 3)



Extract of the 1977 floor plan for Dianella Library (Johnson and Chrystal Architects, Sheet 2)

**REFERENCES**

- Landgate. 2019. Land Enquiry. [https://sso.es.landgate.wa.gov.au/idp/iFaxU\\_9VE7L/resume/idp/startSLO.ping](https://sso.es.landgate.wa.gov.au/idp/iFaxU_9VE7L/resume/idp/startSLO.ping) (accessed January 22, 2019).
- Landgate. 2019. Perth Metropolitan Area: 1953-1965. <https://maps.landgate.wa.gov.au/maps-landgate/registered/> (accessed January 22, 2019).
- Paul Deej. 2014. Dianella Public Library. <https://pauldeej.myportfolio.com/dianella-public-library> (accessed January 22, 2019).

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**16.080**

City of Stirling  
Local Government Heritage Inventory

**Mount Ingle Tennis Club Pavilion (fmr)**



Front elevation of the former Mount Ingle Tennis Club Pavilion (element, 2019)

**OTHER NAMES** Mount Ingle Kindergarten; Inglewood Off-Site Pre-Primary

**LOCATION**

Address 6 Hamer Parade  
Suburb Inglewood

**LAND TITLE INFORMATION**

Lot/Location 6370  
Diagram/Plan 206642  
OWNERSHIP State of WA (Minister for Education)

**DESCRIPTION**

Place Type Individual Building or Group  
Construction Date c.1940  
Date Source Landgate  
Internal Inspection Yes  
Construction Materials Timber, weatherboard and corrugated iron roof

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Architectural Period      Inter-War

**USE**

Original Use                      RECREATIONAL – Clubhouse

Present Use                        EDUCATIONAL – Pre-Primary Centre

Other Previous Use              GOVERNMENT – Communication Centre / EDUCATIONAL  
– Kindergarten

**DESCRIPTION NOTES**

Condition                          Good

Integrity                            Low

Authenticity                        Low

The former Mount Ingle Tennis Club Pavilion is located over the site of the Inglewood Off-Site Pre-Primary, currently used as a classroom. It is located on the land bound by Seventh and Eighth Avenues, Hamer Parade and residential development in Inglewood. It is also located within the City of Stirling’s Inglewood Heritage Protection Area. The site comprises a freestanding timber classroom, two transportable classrooms, storage sheds, sheltered playgrounds and mature gum trees, bound by a link mesh security fence.

The timber classroom is the former Mount Ingle Tennis Club Pavilion. It is a single storey weatherboard-clad building, rectilinear in plan and has a hipped, corrugated steel roof. It has a lower roof along the side and front elevations which accommodates enclosed verandahs and shelters the recessed entry area at the front. The entrance bay is recessed slightly and is approached by a low brick and concrete verandah with a ramp entry to the south and steps to the north. The double, timber-framed, half-glazed entry doors are located to the northern end of the entry bay, whilst four sets of double, timber-framed, three-paned casement windows extend across the remainder of the bay. Centred in the projecting walls to either side of the entry are three double timber-framed, three-paned casement windows. Similar pairs of double casement windows are located along the back elevation of the school. Metal awnings supported on metal frames shade the windows and doors of the front elevation.

Internally, the building is largely open plan with fibro sheeting to walls and no decorative elements. Openings are framed with painted timber and various in size and shape. The building maintains its original fabric, apart from some modifications to comply with educational requirements. There is letter form signage underneath an awning to the front elevation stating, ‘City of Stirling’.

**HISTORICAL NOTES**

The former Mount Ingle Tennis Club Pavilion is currently used as Inglewood Off-Site Pre-Primary School, however is a relocated building that was originally built as the Mount Ingle Tennis Club Pavilion. The Mount Ingle Tennis Club was established in the 1930s in a period when lawn tennis was becoming increasingly popular. In 1935 tenders were received by the architects for the Perth Road Board for the construction

**16.080**City of Stirling  
Local Government Heritage Inventory

of the clubhouse pavilion, which was to be located on a site adjacent to Mount Lawley Golf Course on the corner of Central Avenue and Hamer Parade. The highest priced tender included a tiled roof and lining throughout. The board issued an approval, subject to the pavilion having iron roof in lieu of tiles, and lining being located solely in the showers in order to reduce costs. The approval also was subject to the pavilion being leased to the club for a 25-year term.<sup>1</sup>

The clubhouse was built in 1937.<sup>2</sup> The building was constructed of timber and weatherboard cladding at a cost of about £500. Its design included a hipped corrugated iron roof, symmetrical design with large round room, and male and female dressing rooms.<sup>3</sup> The building was entirely functional with no decorative elements and its simplistic architectural style is derived from bungalows from earlier architectural periods.<sup>4</sup> In addition to its purposes as a clubhouse, the Mount Ingle tennis Club also held dances on Friday nights for members and friends.<sup>5</sup>

During the Second World War, the building became a communications centre associated with the command of Lieutenant General Gordon Bennet of the Third Australian Army Corps, which was headquartered at Perth College in Mt Lawley.<sup>6</sup>

In 1950, the Slow-Learning Children's Group opened the Mount Ingle Kindergarten, initially educating five students and located within the Mount Ingle Tennis Club Pavilion.<sup>7</sup> In 1958, the Mount Ingle Tennis Club Pavilion was relocated to 6 Hamer Parade to form a permanent site for Mount Ingle Kindergarten, which was in turn to become the Inglewood Pre-Primary. The relocation was achieved by cutting the building in half, placing it on trucks, and reconstructing it on its new site across the road.<sup>8</sup>

As of 2018, the former Mount Ingle Tennis Club Pavilion remains intact as a classroom and retains its original appearance, however the male and female dressing rooms have been converted into toilets and wet area and the building no longer has a large round room.

### SIGNIFICANCE

**Aesthetic Value:** The former Mount Ingle Tennis Club Pavilion is an example of a simple and modest bungalow influenced by the architectural style of earlier bungalows prior to and during the Inter-War period. It evokes feelings of an earlier era.

**Historic Value:** Whilst not in its original location, the former Mount Ingle Tennis Club Pavilion was built at a time when lawn tennis

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1 (The Daily News 18 November 1935, 2)

2 (The West Australian 25 January 1937, 14)

3 Ibid

4 (Raworth 1991, 12)

5 (The West Australian 23 September 1936, 4)

6 (Considine and Griffiths Architects 2007)

7 (The West Australian 17 March 1950, 7)

8 (City of Stirling 2019, accessed January 22)

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was becoming an increasingly popular sport in Western Australia.

The former Mount Ingle Tennis Club Pavilion is an example of a simple timber-framed building of a type once common for local recreational and educational purposes that were relocated to suit changing community needs.

The former Mount Ingle Tennis Club Pavilion contributed Australian Army Corps' role throughout World War Two as a communication centre before its relocation.

**Scientific Value**

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**Social Value:**

The former Mount Ingle Tennis Club Pavilion is valued by the local and wider community for its association with local recreational activities and as a place for children in need of special education.

**STATEMENT OF SIGNIFICANCE**

Mount Ingle Tennis Club Pavilion (fmr), comprising a simple single-storey weatherboard clad and corrugated iron roof building, influenced by the architectural style of earlier bungalows prior to and during the Inter-War period, has cultural heritage significance for the following reasons:

*the place is an evocative example of a simple timber-framed building of a type once common for local recreational and educational purposes;*

*the place demonstrates the flexibility of timber-framed buildings which were able to be easily relocated as community needs changed;*

*the place is associated with the early development and growth in popularity of tennis in Western Australia;*

*the place is associated with providing education to those with special needs;*  
*and*

*the place is associated with General Gordon Bennett from the Australian Army Corps throughout World War Two because of its use as a communication centre.*

**MANAGEMENT**

Management Category: C (Some Significance)

**ASSOCIATIONS**

Mount Ingle Tennis Club  
General Gordon Bennett  
Australian Army Corps

**16.080**

City of Stirling  
Local Government Heritage Inventory

**HERITAGE LISTINGS**

City of Stirling Municipal Heritage Inventory (1997)

**OTHER IMAGES**



Archival photo of Mt Ingle Tennis Club pavillion being deconstructed for relocation in 1958 (City of Stirling, LH000021)



Mt Ingle Tennis Club pavillion in its original location in 1953 (Landgate, accessed January 15, 2019)



Former Mt Ingle Tennis Club pavillion in its current location in 1965 (Landgate, accessed January 15, 2019)

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Side and rear elevation of the Former Mt Ingle Tennis Club pavillion (element, 2019)



Interior of the Former Mt Ingle Tennis Club pavillion (element, 2019)



View of the entrance to the kitchen (element, 2019)



View of signage to the front elevation (element, 2019)



Looking from the foyer into kitchen (element, 2019)

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City of Stirling  
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## REFERENCES

- City of Stirling. 2019. Lh000021 - Mount Ingle Tennis Pavilion Move.  
[http://www.mosaicweb.com.au/Collection/City-of-Stirling-History-Collection/Item/1344239/LH000021\\_-\\_Mount\\_Ingle\\_Tennis\\_Pavilion\\_Move](http://www.mosaicweb.com.au/Collection/City-of-Stirling-History-Collection/Item/1344239/LH000021_-_Mount_Ingle_Tennis_Pavilion_Move)  
(accessed January 22, 2019).
- Considine and Griffiths Architects. Draft Municipal Heritage Inventory - Inglewood Pre-Primary School (16.080). City of Stirling.
- The Daily News. 18 November 1935. Mt. Lawley – Inglewood [newspaper], p. 2.
- The West Australian. 1936, September 23. Tennis Club Dance [newspaper], p. 4.
- The West Australian. 1937, January 25. Mt. Ingle Club – New Courts Opened [newspaper], p. 14.
- The West Australian. 1950, March 17. Kindergarten for the Handicapped [newspaper], p. 7.

**8.031**

City of Stirling  
Municipal Heritage Inventory

## Dianella Bushland



OTHER NAMES            Media Bushland

### LOCATION

Address

Suburb                    Nollamara

### LAND TITLE INFORMATION

Reserve 40336 Bushland; Channel 9 Bushland, Lot 1 Gay St and Lot 13 Hayes Avenue; Channel 7 Bushland, Lot 9 Osborne Park Rd; Lot 50 Cottonwood Crescent; Reserve 38389 (part of Mirrabooka Senior High School bushland), Channel 10 Bushland, Lot 55 Cottonwood Crescent; Homeswest Bushland, Lot 56 Cottonwood Crescent and Part Location U.

### DESCRIPTION

Place Type                Landscape

Construction Date       -

Date Source              -

Construction Materials -

Architectural Period   -

### USE

Original Use              PARK/RESERVE

Present Use                PARK/RESERVE

*DRAFT - February 2007*

**8.031**

City of Stirling  
Municipal Heritage Inventory

Other Previous Use

#### DESCRIPTION NOTES

Condition Good

Integrity High

Authenticity High

Dianella Bushland comprises a remnant pocket of bush scattered across a series of blocks amounting to approximately 26 hectares. The bushland is bounded by Morley Drive to the south, Yirrigan Drive to the north and Dianella Drive to the east.

Thick belts of trees are interspersed with large grassed areas and blocks of development, including Nollamara High School and the commercial television station complexes.

Vegetation is predominantly *Banksia attenuata* and *Banksia menziesii*, with moderate amounts of *Eucalyptus marginata* and *Xanthorrea preissii*, in addition to smaller numbers of other plant species.

(Source: National Trust of Australia (WA), *Landscape Assessment Form, Dianella Bushland*, assessed Aug 1994)

#### HISTORICAL NOTES

The land was zoned under the City of Stirling Bylaws for media use in June 1960, and since that time, three media establishments have been built. Channel 7 lost part of its land (Lot 50) during the Skase/Holmes a Court years in an asset deal, and since this time the Lot has undergone a number of ownership changes. Lot 50 also retains the remains of an old limestone road, approximately 100 metres long, which is believed to be part of a road that once linked Guildford to the coast over 100 years ago.

(Source: National Trust of Australia (WA), *Landscape Assessment Form, Dianella Bushland*, assessed Aug 1994)

#### SIGNIFICANCE

**Aesthetic Value:** By virtue of its interesting topography and its remnant banksia woodland, the place forms an attractive bushland reserve that contrasts strongly with the surrounding urban landscape.

**Historic Value:** The place contains the remnants of an old limestone road, which is believed to have once linked Guildford with the coast, and is one of few such remaining structures in the metropolitan area.

**Scientific Value:** As one of the few remaining intact bushland corridors on the high coastal ridge, this reserve is an important habitat for flora and fauna that is now rarely found in close proximity to the metropolitan area.

The place is believed to serve as a refuge for a small colony of Grey Kangaroos, and is considered to be the only remaining natural population of kangaroos left in the city.

#### MANAGEMENT

Management Category: B

#### ASSOCIATIONS

*DRAFT - February 2007*

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### HERITAGE LISTINGS

Classified by the National Trust of Australia (WA), 1995

### OTHER IMAGES

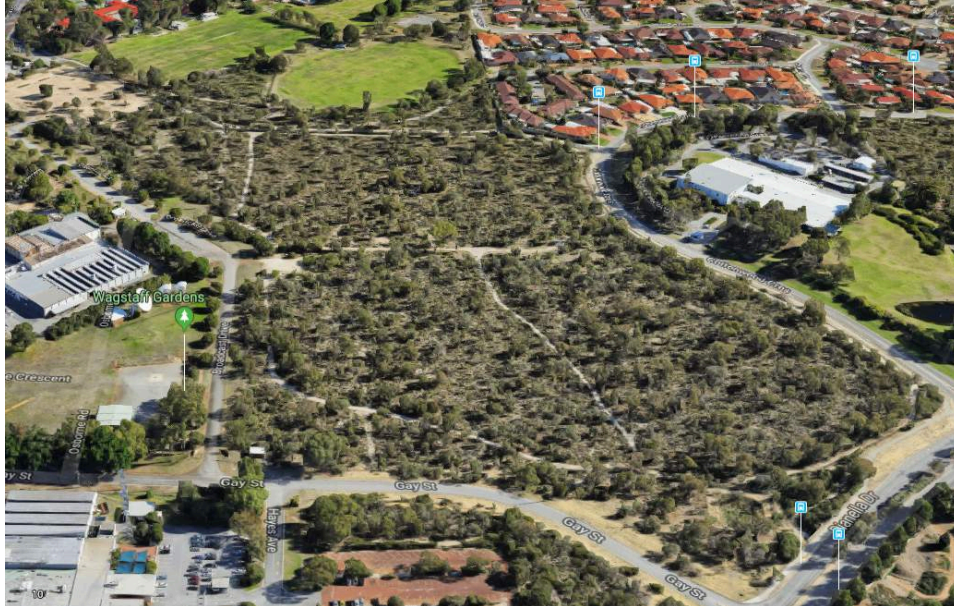


*DRAFT - February 2007*

**8.031**

City of Stirling  
Local Government Heritage Inventory

**Cottonwood Crescent Reserve**



Aerial perspective of Cottonwood Crescent Reserve (Google, 2019)

**OTHER NAMES** Channel 7 Bushland, Media Hill, Cottonwood Crescent Bushland

**LOCATION**

Address 48 Cottonwood Crescent  
Suburb Dianella

**LAND TITLE INFORMATION**

Lot/Location 50  
Diagram/Plan 15281  
OWNERSHIP State of WA (City of Stirling)

**DESCRIPTION**

Place Type Individual Building or Group  
Construction Date 1986  
Date Source Landgate  
Construction Materials --  
Architectural Period --  
**USE**  
Original Use RESERVE – Parks and Recreation Reserve  
Present Use RESERVE - Parks and Recreation Reserve  
Other Previous Use --

Final - July 2019

**8.031**City of Stirling  
Local Government Heritage Inventory**DESCRIPTION NOTES**

Condition	Good
Integrity	High
Authenticity	High

Cottonwood Crescent Reserve, previously known as 'Channel 7 bushland', is 10 ha of bushland in Dianella adjacent to the Seven Hills housing estate. The Reserve is an identified Bush Forever site (site: 43) and comprises walking trails and extensive bushland.

It is located on the crest of a remnant sand dune sloping gently to the east and supports a range of vegetation types and forms part of the Spearwood Dune system with sands derived from Tamala Limestone.<sup>1</sup> The site vegetation is of the Karrakatta Central and South complex type, being a predominately low open forest and low woodland vegetation.<sup>2</sup> Its upper storey is dominated Firewood Banksia (*B. menziesii*), the Slender Banksia (*B. attenuata*), WA Christmas Trees (*Nuytsia floribunda*) and Sheoaks (*Allocasuarina fraseriana*) with a few Jarrah trees (*Eucalyptus marginata*).

**HISTORICAL NOTES**

Following colonial settlement of Western Australia, little development occurred within the area of what is now Dianella, partly due to its sandy soils being unsuitable for agriculture.

From the late 1950s, three television broadcasting studios were established on the land surrounding Cottonwood Crescent Reserve, including TVW-7 (Channel 7) (1959), STW-9 (Channel 9) (1965) and NEW-10 (Channel 10) (1988). Combined, this area was commonly referred to as Media Hill (also known as Television City).

It was not until the boom years of the 1960s when Dianella's development progressed rapidly with its first housing being constructed.<sup>3</sup> Throughout development of Dianella as a suburban area, a number of small parks were established for the purposes of providing recreational open space.<sup>4</sup>

Media Hill (also known as Television City) Perth's three commercial televisions were all established in a media precinct set on about 25 hectares of land which was set aside for that purpose by the Western Australian Government in the 1950s. The precinct also takes in about five hectares of protected bushland in a Bushforever site.<sup>5</sup>

The Bush Forever policy released in 2000 identifies Cottonwood Crescent Reserve as being linked to adjacent bushland to the south for fauna. In 2000, the majority of the vegetation of the place was considered as being very good to excellent, with some areas of severe localised disturbance.<sup>6</sup> It contained a total of 73 native vegetation species, with 27 bird species, 1 native mammal species, 15 reptile species and 2 amphibian species.<sup>7</sup>

In 2010, the City of Stirling prepared a Local Biodiversity Strategy, which identified Cottonwood Crescent Bushland as containing several species of rare or endangered

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1 Government of Western Australia 2000, 341  
2 (Government of Western Australia 2000, 484)  
3 (City of Stirling, 2019)  
4 (Landgate 2019)  
5 (Australia for Everyone 2016)  
6 Government of Western Australia 2000, 342)  
7 Ibid, 342

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City of Stirling  
Local Government Heritage Inventory

flora and fauna. These species include the Blue-tinsel Lily (*Calectasia cyanea*), the Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*), the Baudin's Black Cockatoo (*Calyptorhynchus baudinii*), the Rainbow Bee Eater (*Merops ornatus*) and the Graceful Sun Moth (*Synemon gratiosa*).<sup>8</sup>

In 2016, all three television studios were relocated and construction commenced for new residential development over the adjoining former television studios site, which has since been criticised for threatening the health and population native flora and fauna of the bushland through the increase in domestic activities and animals such as cats.<sup>9</sup>

As of 2018, Cottonwood Crescent Reserve continues as a popular bushland for local community, including small organisations and clubs who are interested in the natural ecology and aesthetics of the place.

**SIGNIFICANCE**

**Aesthetic Value:** Cottonwood Crescent Reserve contains a variety of native flora and fauna, which provides sense of tranquillity and beauty.

The place is an increasingly rare example of urban bushland within a residential area.

**Historic Value:** Cottonwood Crescent Reserve was originally identified and set aside as a reserve during the subdivision of Dianella.

**Scientific Value** The remnant bush of Cottonwood Crescent Bushland support a diversity of native flora and fauna.

Cottonwood Crescent Reserve is an example of bushland of the Karrakatta Central and South complex on Spearwood Dunes and has ecological integrity.

The scientific value of the area is increased by the opportunity it provides to monitor the regeneration of small bush remnants in the Perth metro area.

Cottonwood Crescent Reserve is an important a link between surrounding bushland for certain species of birds.

**Social Value:** Cottonwood Crescent Reserve is an intact bushland within a growing residential area.

Cottonwood Crescent Reserve is a popular destination for the local and wider community for passive recreation such as walking, picnicking on the edges, and nature-based activities such as photography and bird watching.

**STATEMENT OF SIGNIFICANCE**

Cottonwood Crescent Reserve, a recreational reserve, has cultural heritage significance for the following reasons:

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<sup>8</sup> (City of Stirling 2010, 76-77)  
<sup>9</sup> (Fairfax Media 2016)



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*the place is an increasingly rare example of urban bushland in a residential area and is valued by the community for its tranquillity, beauty and ecological integrity;*

*the place is an example of bushland of the Karrakatta Central and South complex on Spearwood Dunes, which supports a diversity of native flora and fauna and provides the ability to research their ecological significance;*

*the scientific value of the place is increased by the opportunity it provides to monitor the regeneration of small bush remnants in the Perth metro area; and*

*the place was originally identified and set aside as a reserve during the subdivision of Dianella and remains a popular destination for the local and wider community for passive recreation and nature-based activities.*

**MANAGEMENT**

Management Category: C (Some Significance)

**ASSOCIATIONS**

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**HERITAGE LISTINGS**

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**OTHER IMAGES**



View of the dense vegetation within Cottonwood Crescent Reserve (element, 2019)

Final - July 2019

**8.031**City of Stirling  
Local Government Heritage Inventory**REFERENCES**

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<http://www.australiaforeveryone.com.au/perth/yokine.html> (accessed January 8, 2019).
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[https://www.dplh.wa.gov.au/getmedia/2ebdebde-4bb7-4bd7-86e1-a11b6e1da67f/POL-Bush-ForeverVol2\\_partB\\_3](https://www.dplh.wa.gov.au/getmedia/2ebdebde-4bb7-4bd7-86e1-a11b6e1da67f/POL-Bush-ForeverVol2_partB_3) (accessed January 18, 2019).
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- Landgate. 2019. Lot on Survey Details. <https://www.landgate.wa.gov.au> (accessed January 14, 2019).
- WA Today. 2019. City of Stirling bushland cameras show Perth native animals' fight for survival. <https://www.watoday.com.au/national/western-australia/city-of-stirling-bushland-cameras-show-our-native-animals-fight-for-survival-20160519-goz42y.html> (accessed January 8, 2019).
- Western Australian Naturalists Club. 2017. Cottonwood Crescent Reserve—Golly Walk. <https://www.wanaturalists.org.au/events/cottonwood-crescent-reserve-golly-walk/> (accessed January 8, 2019).

**CF3 NAMING OF HUTTON STREET EXTENSION**

Business Unit:	City Future	Service: Schemes, Policies & Heritage
Ward:	Osborne	Location: Hutton Street Extension
Applicant:	Not applicable	

**Role**

Advocacy - *Advocating to government or other organisations.*

Moved Councillor Thornton, seconded Councillor Hatton

That Council ENDORSES the following proposed name suggestions and preferences for the Hutton Street Extension, and that these are forwarded to Landgate for approval:

First preference: 'Hutton Street South'

Second preference: 'Lucie Ireland Road'

Third preference: 'Ireland Road'

**Procedural Motion**

Moved Mayor Irwin, seconded Councillor Migdale

**THE COMMITTEE RECOMMENDS TO COUNCIL**

That Item CF3 be referred to the Planning and Development Committee meeting to be held 7 May 2024 to allow further consideration following an Elected Member Workshop.

The motion was put and declared **CARRIED (8/0)**.

**For:** Councillors Creado, Giudici, Hatton, Migdale, Papparde, Proud, Thornton and Mayor Irwin.

**Against:** Nil.

## Recommendation

That Council ENDORSES the following proposed name suggestions and preferences for the Hutton Street Extension, and that these are forwarded to Landgate for approval:

First preference: 'Hutton Street South'

Second preference: 'Lucie Ireland Road'

Third preference: 'Ireland Road'

## Purpose

To seek Council endorsement of proposed name suggestions and preferences for the naming of the proposed extension of Hutton Street, Osborne Park.

## Background

The extension of Hutton Street from Scarborough Beach Road to Jon Sanders Drive is a critical component of the Stirling Strategic Centre project. A map of the area is shown in Attachment 1. The Western Australian Planning Commission and Main Roads WA agreed to delete the Stephenson Avenue Primary Regional Road Reserve from the Metropolitan Region Scheme (MRS) on the basis that the Hutton Street extension was to be created as a freight route and divert heavy vehicles along Hutton Street. This section of Hutton Street was reserved under the MRS in December 2017.

Within Osborne Park, north-south road connections between Scarborough Beach Road and Jon Sanders Drive are limited. It is anticipated that the extension of Hutton Street will aid in reducing traffic volumes on Scarborough Beach Road and will improve connectivity of the traffic network allowing for development intensification.

Traffic Modelling and the preparation of final road designs for the construction of the Hutton Road extension is currently underway.

Landgate's Policies and Standards for Geographical Naming in Western Australia includes several fundamental requirements for the naming of roads, administrative boundaries, cultural and topographical features. It includes legislative considerations, external policies and cultural factors to ensure naming is centred around consistent themes.

Local Planning Policy 6.9 Street Addressing sets the City's standards and process for allocations of street numbering within the City.

## Details

Hutton Street is a dedicated road that runs from its intersection with Scarborough Beach Road, Osborne Park to its intersection with Main Street. Hutton Street currently serves an important freight route as it connects the Osborne Park Industrial Area with the Mitchell Freeway. The City is working with the State Government to extend Hutton Street through to Jon Sanders Drive, and this initially involves acquiring land and constructing a road connection to Walters Drive. A small section of the extension (approximately 165m), adjacent to Officeworks was completed in 2013. As the project to extend Hutton Street is now progressing, naming of this future portion of road is required.

The existing numbering of properties along Hutton Street begins close to its intersection with Scarborough Beach Road and continues north-east towards Main Street. A consequence of this numbering is that naming the new road extension 'Hutton Street' is not possible. The businesses that abut the newly extended portion of road adjacent to Officeworks all have a Scarborough Beach Road address. Therefore, no renumbering of any properties was required.

While the project to construct the road link is commonly referred to as the Hutton Street extension or Hutton Street South, Landgate has advised that it is unlikely to approve Hutton Street South, or any name including the word Hutton as it would not comply with its policies and standards. The reason is that it may cause confusion, particularly for emergency services. It is noted that there are other examples within the City where this has occurred (e.g. Hector Street and Hector Street West), however these names were not approved recently. Whilst Landgate has indicated that they are not supportive of this name, it is still possible to seek a variation to their Policy. In this instance, given the small portion of road it will apply to (approximately 390m) and the minimal number of properties that will abut the new road, it is considered a more logical approach to seek to name this extension a derivative of Hutton Street.

Alternate names for the new road relate to a former Osborne Park resident named Lucie Ireland, who operated a farm in the area from 1910-1942. Attachment 2 of this report contains research that informed the second and third name preferences. The alternate names have been discussed with Landgate, which is generally supportive of these names.

The responsibility for road naming lies with the Minister for Lands. The City's role in the process is to recommend names to Landgate's Geographical Names Committee. Once the names are submitted, Landgate will assess them (in order of preference) against the criteria within the 'Policies and Standards for Geographical Naming in Western Australia' document, and then approve a name.

Landgate requires the City to provide a minimum of three names in order of preference, when new or replacement road names are proposed.

The City's officers have liaised with Osborne Ward Councillors and recommend the following names in order of preference.

First preference: 'Hutton Street South'

Second preference: 'Lucie Ireland Road'

Third preference: 'Ireland Road'

## Recommended Action

Given the length of the road extension, and the minimal number of properties that will abut it, it is recommended that the extension of Hutton Street, between Scarborough Beach Road and Jon Sanders Drive, Osborne Park as shown in Attachment 1, be named Hutton Street South, and that Landgate be advised of this recommendation.

## Financial Assessment and Implications

All costs associated with renaming the road will be borne by the City.

## Stakeholder Engagement

### Consultation with Landgate

City officers have discussed naming of the road connection with officers at Landgate, who have stated they will not support Hutton Street South. Landgate has provided in-principle support of the two alternate names provided.

Should Council resolve to recommend Hutton Street South (or any other name including the word Hutton), and Landgate resolves not to support Council's recommended name, a review process is available should the City believe Landgate's decision is not in accordance with the above mentioned Policy and Australian Standards. Upon request, the review process will allow the Minister for Lands to make the final decision on naming.

## Relevant Policies, Legislation and Council Resolutions

Road naming is to accord with the Landgate Geographic Names Committee 'Policies and Standards for Geographical Naming in Western Australia' document.

[Landgate - Policies and Standards for Geographical Naming in Western Australia](#)

[Local Planning Policy 6.9 Street Addressing](#)

## Sustainable Stirling 2022-2032

**Key Result Area:** Our leadership

**Objective:** A well-governed City

**Priority:** Comply with legislation, standards and obligations

### Strategic Risk

Strategic Risk	Risk Appetite
Governance	The City will act with integrity and implement appropriate processes and controls to avoid breach of legislation.

### Relevant Documents and Information

#### Attachments

Attachment 1 - Hutton Street Extension [↓](#)

Attachment 2 - Proposed Street Name Research - Lucie Ireland [↓](#)

#### Available for viewing at meeting

Nil

#### Linked Documents

Nil





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**LUCIE DE COURCY IRELAND (1869-1965)**

Born in St Kilda Victoria on 12 December 1869 to De Courcy Ireland and Victoria Louise Caroline Dopping. Her father De Courcy Ireland was a member of the first parliament of Fiji before returning to Victoria to practice his profession as a solicitor. He also was one of the students attending Melbourne Grammar School on its opening day in April 1858. Lucie arrived in Western Australia c1907 followed two years later by her younger sister of 10 years Jane Ripton Ireland. Lucie was just 18 and her sister Jane 10 when their mother passed away at the young age of 43 in St Kilda, Victoria in 1887. Lucie first appeared in the Osborne Park section of the Post Office Directories listings in 1910 residing at Curtis Road Osborne Park, after appearing in the 1909 listing at 16 Kings Park Road, Subiaco.

When she moved to Osborne Park in 1910 she was 40 years of age and a spinster, which she remained up to her death in 1965 at age 95. From 1910 when she acquired a 7 acre property in Curtis Road Osborne Park where operated along with her younger sister of 10years, Jane (b 1880), managing a poultry farm which grew between 1000 to 2000 birds at its peak which initially she bred from fine quality birds such as Black Orpingtons, These she hatched with incubators on her own property. She advertised regularly the sale of stud birds via the local newspapers.

When she started it in 1910 the market gardens, dairies, poultry farms and Piggeries at that time were all male dominated but essentially on her own she competed successfully for those 32 years. As said she remained a spinster managed the farm for 32 years from 1910 to 19442, by which time she was 72 years of age. In the latter decade of her farm management she downsized her operations, understandably for someone her age. She was no shrinking violet either when it came to putting her point of view as politics and the economy, regularly sending letters to the editor of the local newspapers of the day.

The West Australian newspaper 22 May 1913 "Federal politics" Trove Newspaper

The West Australian newspaper 10 Oct 1913 "Cattle Straying" Trove Newspaper

The West Australian Newspaper 30 July 1918 "Settling the Solider" Trove Newspaper

Advertisement newspapers Poultry for Sale 1913-1925

Listed in Post Office Directories 1910-1941/42 As:

Miss L Ireland Poultry Farmer Curtis Street, Osborne Park

After retiring she continued to live in Osborne Park/ Tuart Hill and was living in Tuart Hill when she passed away in 1965 at 95 years of age.

North Beach Road used to commence from Wanneroo Road (At what is now North Beach Drive) crossing over Main Street and continuing slightly north of what is now Karrinyup Road to Corner of what is now Karrinyup Road and North Beach Road through to North Beach.

Prior to that time it was not North Beach Road but Curtis Street. (Where Miss Ireland's poultry farm was).

**8. MATTERS BEHIND CLOSED DOORS**

Nil.

**9. MEMORANDUM OF OUTSTANDING BUSINESS**

#	Item	Item Presented	Responsible Officer	Future Actions
1.	Local Planning Scheme No.3 - Scheme Amendment No.113 and Local Planning Policy 6.17 - Protected Tree Register - Outcomes of Advertising	<a href="#">15 November 2022</a>	Manager City Future	<p>The Department of Planning, Lands and Heritage has delayed making a recommendation on Amendment No.113 until the WAPC has considered planning scheme controls proposed by other local governments to retain trees on private land. This will allow the WAPC to ensure consistent tree retention controls apply across local government. It has been confirmed that the City of Nedlands' amendment was refused in early February 2024. It is expected that WAPC will now make a decision on Amendment No.113.</p> <p>Once that decision has been made, and Amendment No.113 considered, a report on the outcomes of advertising of Local Planning Policy 6.17 - Protected Tree Register will be presented to a future Planning and Development Committee meeting.</p>
2.	Lease and Licence Agreement – Proposed Policy	<a href="#">15 August 2023</a>	Manager Commercial Portfolio	It is anticipated that a report will be presented to a Planning and Development Committee meeting to be held in early 2024.

#	Item	Item Presented	Responsible Officer	Future Actions
3.	Notice of Motion - Councillor Lisa Thornton - Land Acquisition for Public Open Space in Osborne Park	<a href="#">30 May 2023</a>	Manager City Future	The Public Open Space Plan for Osborne Park is complete. The plan will be provided to Ward Councillors in March to assist with decision making as part of the 2024/2025 budget process.
4.	Notice of Motion - Councillor Lisa Thornton - Tree Retention on Private Property Planning Controls	<a href="#">21 November 2023</a>	Manager City Future	<p>An Elected Member Workshop was held on 5 December 2023 to provide officers with direction regarding trees on private property. A number of options were presented to address tree protection across the City including use of local laws, insurance relating to damage from trees, reviewing canopy cover targets, City tree planting and retention on City land, scheme amendments, developer obligations, and rates subsidies.</p> <p>It is anticipated that a report will be presented to Council in May 2024.</p>
5.	Lot 0 on Plan 12303 – 273 West Coast Highway, Scarborough WA 6019	<a href="#">13 February 2024</a>	Manager Commercial Portfolio	An Elected Member workshop will be held on 24 June 2024 to discuss opportunities for the site.

**10. CLOSURE**

The Presiding Member declared the meeting closed at 6.30pm.

These minutes were confirmed as a true and correct record of proceedings on:

...../...../ 2024

SIGNED:

Presiding Member Name: .....

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PRESIDING MEMBER